

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2016-0063.SH – Villas at Vinson Oak  
Rezoning

**P.C. DATE:** August 23, 2016  
September 13, 2016  
October 25, 2016  
December 13, 2016

**ADDRESS:** 4507 and 4511 Vinson Drive

**DISTRICT AREA:** 3

**OWNER:** Notigius, LLC – Series Vinson  
(Antonio Giustino)

**AGENT:** Perales Engineering, LLC  
(Jerry Perales, P.E.)

**ZONING FROM:** SF-3-NP

**TO:** SF-6-NP

**AREA:** 1.9 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant townhouse and condominium residence – neighborhood plan (SF-6-NP) combining district zoning.

### **PLANNING COMMISSION RECOMMENDATION:**

August 23, 2016: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO SEPTEMBER 13, 2016*

*[N. ZARAGOSA; J. SCHISSLER – 2ND] (12-0) M. WILSON – ABSENT*

September 13, 2016: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO OCTOBER 25, 2016*

*[P. SEEGER; A. PINEYRO DE HOYOS – 2ND] (10-0) K. MCGRAW, J. SCHISSLER, J. VELA – ABSENT*

October 25, 2016: *APPROVED A POSTPONEMENT REQUEST BY THE CONTACT TEAM TO DECEMBER 13, 2016*

*[J. SCHISSLER; N. ZARAGOSA – 2ND] (12-0) J. SHIEH – ABSENT*

December 13, 2016: *APPROVED SF-6-CO-NP DISTRICT ZONING, WITH THE CONDITIONAL OVERLAY FOR: 1) A MAXIMUM OF 16 UNITS; 2) RESTRICTION THAT A BUILDING MAY NOT CONTAIN MORE THAN 2 UNITS; 3) MAXIMUM 50% IMPERVIOUS COVER; 3) LIMIT OF ONE INGRESS / EGRESS ON VINSON DRIVE; 4) PROHIBIT ACCESSORY DWELLING UNITS; AND 5) REQUIRE A SOLID 6-FOOT HIGH FENCE ALONG ALL COMMON PROPERTY LINES*

*[F. KAZI; J. SCHISSLER – 2<sup>ND</sup>] (11-0) T. NUCKOLS; A. PINEYRO DE HOYOS – ABSENT*

***NOTE: RECOMMEND TO CITY STAFF TO EXPEDITE TRANSPORTATION IMPROVEMENT PLANS FOR VINSON DRIVE IN ORDER TO RESOLVE SAFETY CONCERNS***

**ISSUES:**

The South Manchaca Contact Team met with the Applicant and neighborhood stakeholders on Tuesday evening, November 1<sup>st</sup> at the Manchaca branch of the Austin Public Library. Staff was also in attendance. A second meeting was held on November 15<sup>th</sup> also at the Manchaca Library. Correspondence from the Contact Team to uphold the valid petition and oppose any change to the existing SF-3-NP zoning is attached at the very back of this packet.

The South Manchaca Contact Team requested postponement of this case until December 13, 2016. Please refer to correspondence at the back of the Staff report.

A valid petition of 54.74% has been filed by the adjacent property owners in opposition to this rezoning request. Petition materials and comment response forms are located at the back of the Staff report.

The initial applications filed were for MF-2-NP zoning and a corresponding change in the Future Land Use Map (FLUM) from Residential Core to the Neighborhood Transition character district. On Monday, July 25<sup>th</sup>, Staff met with the Applicant and representatives of the South Austin Combined Neighborhood Plan area, including the Southwood Neighborhood Association to discuss the proposed FLUM change. On Tuesday, August 2<sup>nd</sup>, the Applicant amended the rezoning request to SF-6-NP. SF-6 zoning is permitted within the Residential Core character district, hence the Applicant withdrew the neighborhood plan amendment application.

This rezoning case has been approved to participate in the City's S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing expedited review program. In November 2016, the median family income (MFI) for a family of four is \$77,800. Eighty percent (80%) MFI for a family of four is \$62,250. Please refer to Attachment A.

**DEPARTMENT COMMENTS:**

The subject property consists of three undeveloped tracts and is zoned family residence – neighborhood plan (SF-3-NP) district. Access to the property is taken to Vinson Drive, a 21-foot wide residential collector street. The railroad tracks parallel Vinson Drive which veers to the northwest as it approaches West St. Elmo Road and corresponding railroad crossing sign with directional arrows as well. A non-operational railroad spur borders the northern two tracts of this property. There is a religious assembly use fronting St. Elmo Road to the northwest (LO-MU-CO-NP); single family residences on large lots that front on South 3<sup>rd</sup> Street and back up to the railroad tracks to the north; and residential lots of more standard sizes that front on South 3<sup>rd</sup> Street and Philco Drive to the east and south (SF-3-NP). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the townhouse and condominium residence – neighborhood plan (SF-6-NP) district and construct 16 condominium units on 1.9 acres, specifically 4 attached units (2 units per building) and 8 detached units. The subdivision and site plan in process are provided as Exhibits B and C. The proposed site plan shows one driveway access to Vinson Drive near the southwest corner of the property. Due to the location of the heritage tree near the south property line and the curve in the road approximately midpoint on the property, a second driveway on Vinson Drive may not be achievable.

This is a classic case of residential infill in a residential neighborhood. Under the existing SF-3-NP zoning, the Applicant could resubdivide the property and achieve nearly the same number of residences as proposed. Under a duplex scenario, which requires lots of 7,000 square feet, the hypothetical density would be approximately 18 units, estimating the utilities and other infrastructure needed to serve the lots. However, the applicant thinks the requested SF-6 zoning, will allow for a better community outcome – both in terms of the existing neighbors and future residents.

There will be an impact on Vinson Drive. However, given that the number of residential units and vehicle trips per day is comparable to what could be developed under the existing zoning with duplex development, the difference in impact is likely marginal.

If Austin is to grow and evolve as a compact and connected city, as envisioned in the recently adopted Imagine Austin Comprehensive Plan (IACP), then residential infill that provides additional housing units is necessary. One of the primary mechanisms for achieving compact growth will be development, or redevelopment, of larger tracts such as this into higher density residential.

In the broader city-wide context, SF-6 is a reasonable option for multiple-acre parcels developed or redeveloped as residential infill. As indicated in the purpose statement of the district, SF-6 can be a transition to single-family residential – reflecting it is an appropriate and compatible use.

In conclusion, Staff believes the proposed SF-6 zoning is compatible with adjacent and nearby single family residences, while still promoting single-family character of the surrounding neighborhood, and provides the opportunity for S.M.A.R.T. Housing to occur.

#### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3-NP	Undeveloped
<i>North</i>	LO-MU-CO-NP; SF-3-NP	Single family residences; Religious assembly
<i>South</i>	SF-3-NP	Single family residences in the Greenwood Forest Section1 subdivision
<i>East</i>	SF-3-NP	Single family residences in the Greenwood Forest Annex, Cary Subdivision and sections of the Hartkopf

		Subdivision
<i>West</i>	SF-3-NP	Railroad r-o-w and tracks; Single family residences

**NEIGHBORHOOD PLANNING AREA:** South Austin **TIA:** Is not required  
Combined NPA (South Manchaca)

**WATERSHED:** Williamson Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association      511 – Austin Neighborhoods Council  
627 – Onion Creek Homeowners Association  
742 – Austin Independent School District      950 – Southwood Neighborhood Association  
1108 – Perry Grid 644      1228 – Sierra Club, Austin Regional Group  
1340 – Austin Heritage Tree Foundation      1363 – SEL Texas  
1424 – Preservation Austin      1429 – Go! Austin / Vamos! Austin (GAVA)  
1528 – Bike Austin      1530 – Friends of Austin Neighborhoods  
1550 – Homeless Neighborhood Association

**SCHOOLS:**

St. Elmo Elementary School

Bedichek Middle School

Travis High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0134 – Kingdom Hall Zoning 2 – 801 W St. Elmo Rd	SF-3 to LO-MU- CO	To Grant LO-MU-CO w/CO for list of prohibited uses, 315 trips/day, limit driveways to W St. Elmo to 1; limit access to Vinson Dr to emergency only; Restrictive Covenant for the NTA.	Apvd LO-MU-CO as recommended by ZAP (01-13-2005).

**RELATED CASES:**

*South Manchaca Neighborhood Plan Rezoning*

The South Manchaca Neighborhood Plan Area rezonings were completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Imagine Austin Comprehensive Plan on November 6, 2014 (C14-2014-0018 – Ordinance No. 20141106-

087). As part of the South Manchaca Neighborhood Plan Rezonings, the Secondary Apartment special use was adopted area wide with the exception of certain subdivisions and portions thereof. It is an allowed use on the subject property and the surrounding properties too.

*Subdivision*

A one lot subdivision plat is under review for this tract, C8-2016-0089.0A – Villas at Vinson Oak Resubdivision. The plat proposes to combine two lots and an unplatted area into one lot. Please refer to Exhibit B.

*Site Plan*

A site plan application is currently under review for this property, SP-2016-0276C.SH – Villas at Vinson Oak. The plan proposes 7 detached and 12 attached condominium units, with associated parking on 1.9 acres. Please refer to Exhibit C.

**EXISTING STREET CHARACTERISTICS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Vinson Drive	>160 feet	21 feet	Collector	No	Not at this location; Buffered Bike Lane further south	Yes, located 1,320 feet away

**CITY COUNCIL DATE:** September 22, 2016

**ACTION:** Approved a Postponement request by Staff to November 10, 2016 (10-0, Council Member Troxclair – off the dais).

November 10, 2016 Approved a Postponement request by Staff to December 15, 2016 (11-0).

December 15, 2016 Approved a Postponement request by Staff to January 26, 2017 (11-0).

January 26, 2017

**ORDINANCE READINGS:** 1<sup>st</sup>

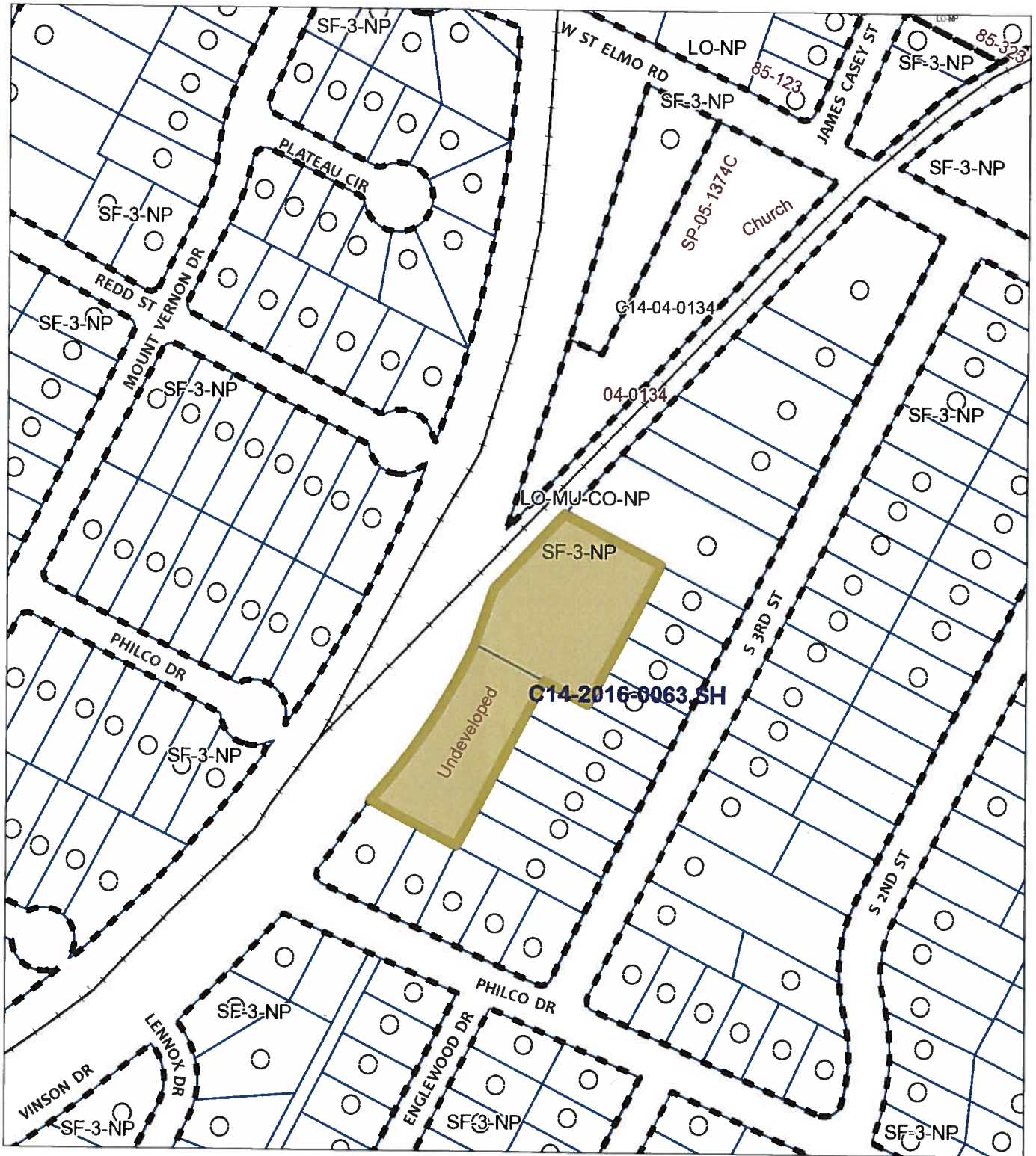
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 512-974-7719



- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

100 200 Feet

1" = 200'

## ZONING

ZONING CASE#: C14-2016-0063.SH

*EXHIBIT A*



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created 08/09/16







OWNERS:  
REMAINDER LOTS 5 AND 6-NOTIGUS, LLC  
9385 AC- GARLAND WAYNE SAVAGE TRUST

**LEGAL DESCRIPTION:**  
0.9385 OF AN ACRE, MORE OR LESS, OUT OF A PART/PORTION OF LOT 11, BLOCK D, OF THE JAMES E. BOULDER ESTATE, A DIVISION OF PROPERTY RECORDED IN DISTRICT COURT MINUTES BOOK U, PAGES 75-79, DISTRICT COURT RECORDS, TRAVIS COUNTY, TEXAS, AND FURTHER BEING THAT SAME PROPERTY CONVEYED AND MORE PARTICULARLY DESCRIBED IN SPECIAL WARRANTY DEED TO REBECCA STUBBE, TRUSTEE OF THE GARLAND WAYNE SAVAGE TRUST, RECORDED IN DOCUMENT NUMBER 2013207822, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 9, PLAT RECORDS, SAVE AND EXCEPT THE EAST 140 FEET OF SAID LOTS CONVEYED TO JUDSON F. CARY BY DEED RECORDED IN VOLUME 2300, PAGE 190, DEED RECORDS, TRAVIS COUNTY, TEXAS.

**LEGEND**  
FOUND 1/2" IRON PIPE FIP  
FOUND 1/2" IRON ROD FIR  
FOUND 1/2" IRON ROD W/CAP FIR  
SET 1/2" IRON ROD W/CAP SIRC  
Labeled "WATERLOO RPLS 4324"  
WOOD FENCE ———  
CHAIN LINK FENCE —u—  
HOG WIRE FENCE —X—  
UTILITY POLE & ELECTRIC LINE  
(RECORD)  
TREE SYMBOL  
W/DRIP LINE  
**BENCHMARK BM:**  
**BM#1:**  
Top of Iron Pipe,  
Assumed Elevation 100.00'  
**BM#2:**  
Triangle cut on concrete drainage  
inlet, Assumed Elevation 89.95'

SCALE  
1"=30'



Thomas P. Dixon R.P.L.S. 4324  
WATERLOO SURVEYORS INC.  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
FIRM# 10124400

Vinson Drive

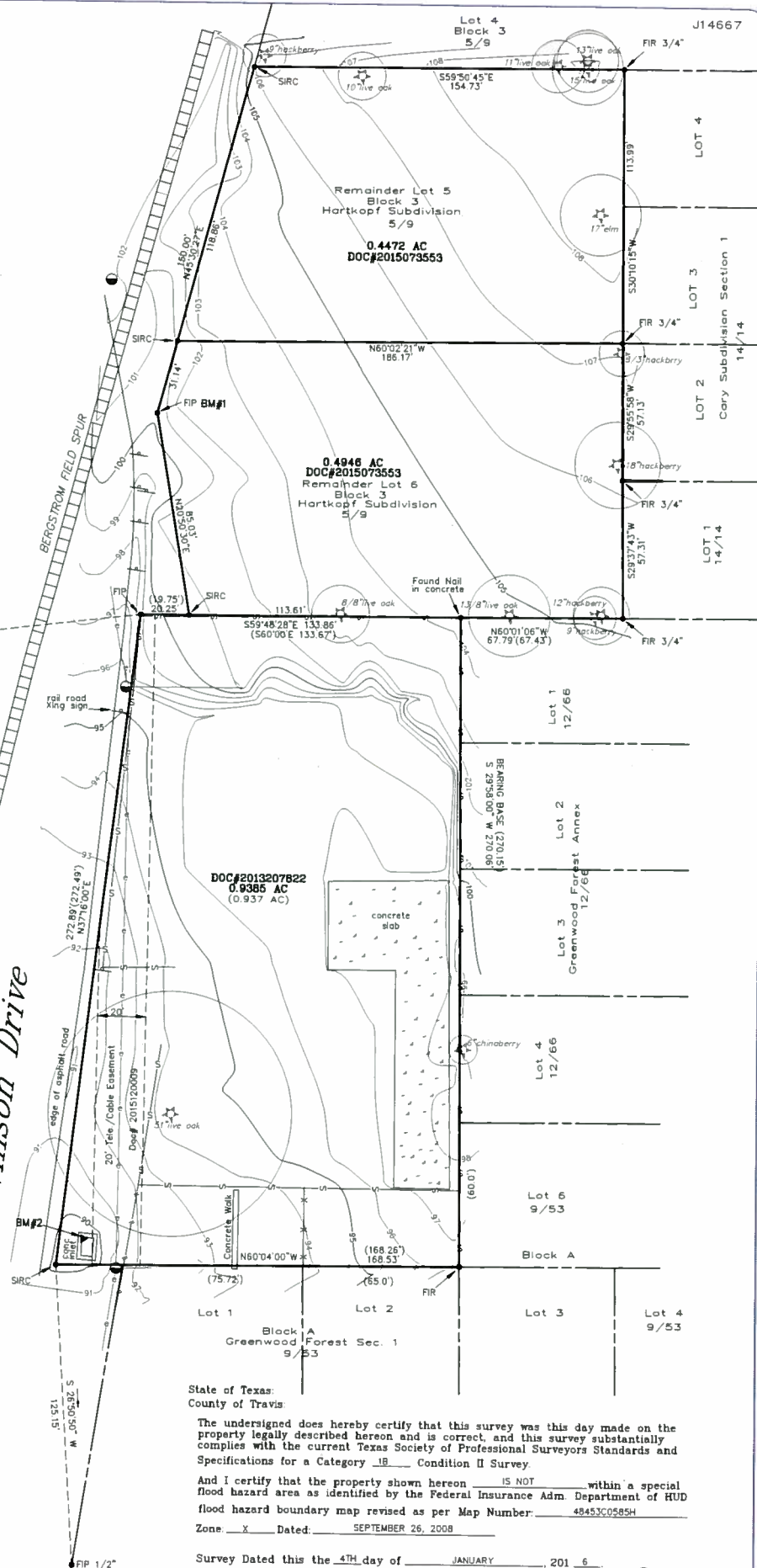
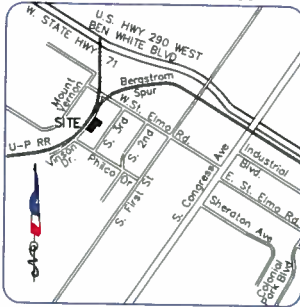


EXHIBIT B - SURVEY AND  
PROPOSED SUBDIVISION

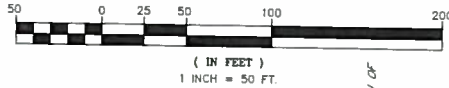


# RESUBDIVISION OF PORTION OF LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION AND A PORTION OF LOT 11, BLOCK D, JAMES E. BOULDIN ESTATE

LOCATION MAP not to scale



GRAPHIC SCALE



ONE LOT/ONE BLOCK  
MULTI-FAMILY DWELLINGS  
LOT 1/BLOCK A- 81,906 SQ FT/1.8803 AC  
BLOCK TOTAL- 81,906 SQ FT/1.8803 AC

**LEGEND**  
FOUND 1/2" IRON ROD  
FOUND IRON ROD W/CAP  
FOUND 1/2" IRON PIPE  
SET 1/2" IRON ROD W/CAP  
LABELED "WATERLOO RPLS 4324"  
(RECORD CALL)  
SIDEWALKS REQUIRED  
.....  
**BENCHMARK BM:**  
**BM#1**  
TOP OF IRON PIPE FOUND;  
ASSUMED ELEVATION 100.00'  
**BM#2**  
TRIANGLE CUT IN CONCRETE DRNG;  
ASSUMED ELEVATION 89.95'  
**BM#3**  
SPINDLE SET IN UPOLE;  
ASSUMED ELEVATION 102.51'

PHILCO DRIVE

## SURVEYOR'S CERTIFICATION:

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON JANUARY 4, 2016.

THOMAS P. DIXON R.P.L.S. #4324  
WATERLOO SURVEYORS, INC.  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0176  
PH-512-481-9602  
FAX-512-330-1621  
thomas@waterloosurveyors.com

1/14/2016  
DATE



## PROJECT DATA

**OWNERS:** NOTIGIUS, LLC GARLAND WAYNE SAVAGE TRUST  
2106 RABB GLENN 100 CONGRESS AVE STE 1100  
AUSTIN, TEXAS 78704 AUSTIN, TEXAS 78701

**PROPERTY ADDRESS:** 4507 AND 4511 VINSON DRIVE

**LEGAL DESCRIPTION:** 1.8803 ACRES, MORE OR LESS OF LAND OUT OF THE ISAAC DECKER LEAGUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION, AND LOT 11, BLOCK D, JAMES E. BOULDIN ESTATE.

ONE LOT/ONE BLOCK

PREPARATION DATE: JANUARY 14, 2016

SUBMITTAL DATE:

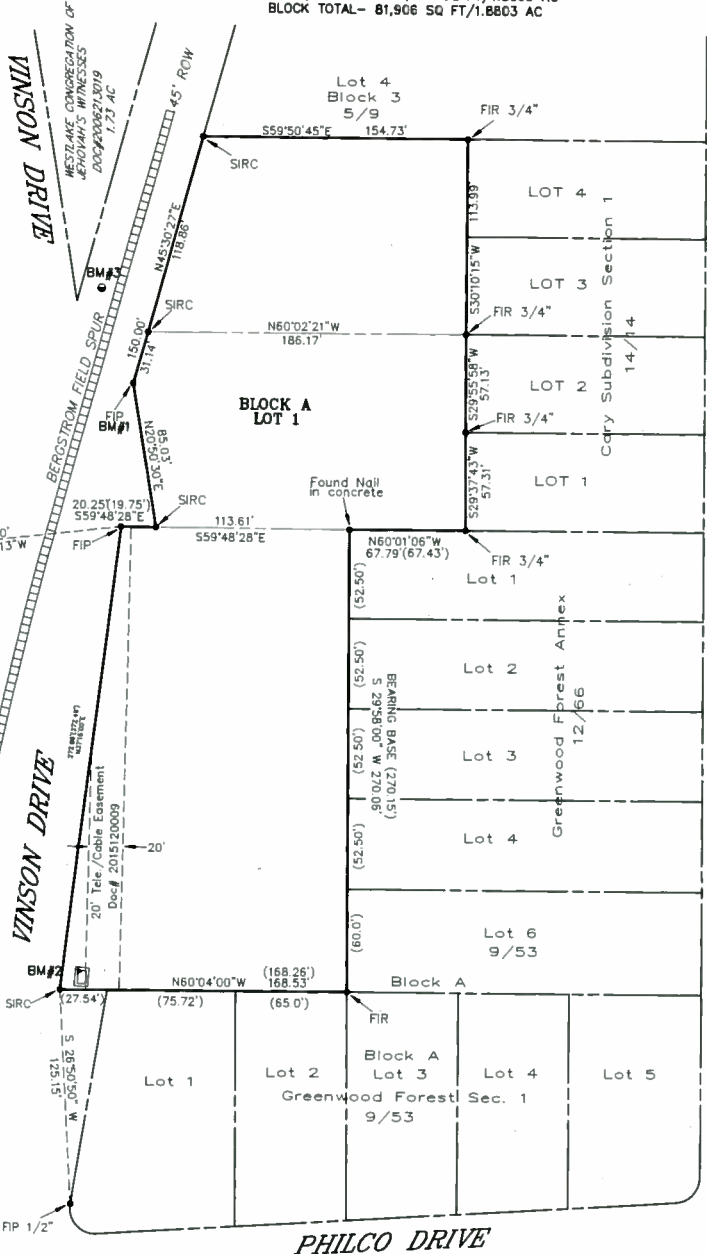
REVISION DATE:

CASE # C8-2016-XXXX.OA

PAGE 2 OF 2



WATERLOO SURVEYORS INC.  
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J14667P



**RESUBDIVISION OF PORTION OF LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION  
AND A PORTION OF LOT 11, BLOCK D, JAMES E. BOULDIN ESTATE**

STATE OF TEXAS:  
COUNTY OF TRAVIS: KNOW ALL PERSONS BY THESE PRESENTS

THAT I, REBECCA STUBBE, TRUSTEE OF THE GARLAND WAYNE SAVAGE TRUST, OWNERS OF 0.9385 ACRE(0.937) OF LAND OUT OF LOT 11, BLOCK D, JAMES E. BOULDIN ESTATE, AS RECORDED IN DISTRICT COURT MINUTES BOOK U, PAGES 75-79, DISTRICT COURT RECORDS, TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2013207822, OFFICIAL PUBLIC RECORDS, TOGETHER WITH 0.9418 ACRES, BEING LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 3, PLAT RECORDS, SAVE AND EXCEPT THE EAST 140 FEET CONVEYED TO JUDSON F. CARY BY DEED RECORDED IN VOLUME 2300, PAGE 190, DEED RECORDS, CONVEYED TO NOTIGUS, LLC, BY DEED RECORDED IN DOCUMENT NO. 2015073553, OFFICIAL PUBLIC RECORDS, FOR A TOTAL OF 1.8803 ACRES; SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 1.8803 ACRES TO BE KNOWN AS:

**RESUBDIVISION OF PORTION OF LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION  
AND A PORTION OF LOT 11, BLOCK D, JAMES E. BOULDIN ESTATE**

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR OR RESTRICTIONS HERETOFORE GRANTED AND NOT AND NOT RELEASED.

REBECCA STUBBE, TRUSTEE  
GARLAND WAYNE SAVAGE TRUST  
100 S. CONGRESS AVE STE 1100  
AUSTIN, TEXAS 78701

N. MICHAEL WARZECHA, TRUSTEE  
NOTIGUS, LLC  
2106 RABBIT GLEN  
AUSTIN, TEXAS 78704

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REBECCA STUBBE, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: \_\_\_\_\_  
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED N. MICHAEL WARZECHA, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: \_\_\_\_\_  
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS,

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AD

STEPHEN OLIVER, CHAIRPERSON JEAN STEVENS, SECRETARY

**JURISDICTION:**

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AD.

J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

**ENGINEERS CERTIFICATION**

I, JERRY PERALES, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR PLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) FLOOD INSURANCE RATE MAP(FIRM) NO. 48453C0585H, DATED SEPTEMBER 26, 2008.

JEROME PERALES, PE NO. 94676  
PERALES ENGINEERING, LLC  
801 W. 5TH STREET STE 2211  
AUSTIN, TX 78703  
jerry.perales@gmail.com

DATE

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, A.D. AT

\_\_\_\_ O'CLOCK \_\_\_\_ M., DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_

201\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M., PLAT RECORDS IN SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

**NOTES:**

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY.
2. ELECTRIC SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY.
3. WATER/WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN WATER & WASTEWATER UTILITY.
4. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
5. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HIS ASSIGNS.
10. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE AND WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-A, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED. IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES, THESE EASEMENTS AND/OR ACCESS ARE REQUIRED, TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN L.D.C.
13. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
14. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE.
  - (a) EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO CHAPTER 25-8 OF THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
  - (b) MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
  - (c) FOR A MINIMAL TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE TRANSPORTATION AND PUBLIC WORKS, AND PLANNING AND DEVELOPMENT DEPARTMENTS OF THE CITY OF AUSTIN.
15. IN AN URBAN WATERSHED, WATER QUALITY CONTROLS ARE REQUIRED IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND NEW DEVELOPMENT OR REDEVELOPMENT MUST PROVIDE FOR REMOVAL OF FLOATING DEBRIS FROM STORMWATER RUN-OFF AS PER LDC OR OWNER MUST OBTAIN APPROVAL OF OPTIONAL PAYMENT INSTEAD OF STRUCTURAL CONTROLS IN ACCORDANCE WITH LDC FOR REDEVELOPMENT OR NEW DEVELOPMENT ON ANY LOT IN THIS SUBDIVISION.
16. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
17. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
18. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG VINSON DRIVE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
19. A 10' FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG THE ROW OF VINSON DRIVE.
20. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, HARTKOPF SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, AS RECORDED IN BOOK 5, PAGE 9, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.



WATERLOO SURVEYORS INC.  
PO BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
J14657P

CASE # C8-2016-XXXX.OA

PAGE 1 OF 2

## SITE PLAN

VILLAS AT VINSON OAK  
1511 VINSON DRIVE AUSTIN, TX 78745



PERALES ENGINEERING, L.L.C.  
Land Development and  
Environmental Consulting Services  
T.S.P.E. # F-12013

WITTE DI AN RELEASE:

- [illegible]

[illegible]

2/10/04

THE BUILDING CODE STATES ACCESSIBILITY STANDARDS FOR SINGLE-FAMILY APARTMENTS AND COMMON FACILITIES ON A SITE. THESE STANDARDS INCLUDE THE FOLLOWING REGULATIONS:

USE OF ALL NEW AND EXISTING UNITS MUST BE ACCESSIBLE, BUT CARBAMDS DOES NOT NEED TO MAKE THESE INSTALLATIONS PROSPECTIVE OR ON CURRENT RESIDENT REQUESTS. ACCESSIBILITY STANDARDS REQUIRE THE FOLLOWING:

- ACCESSIBLE PARKING SPACES TO THE ACCESSIBLE UNITS
- ACCESSIBLE FIRST FLOOR UNITS AND COMMON AREAS
- ACCESSIBLE FIRST FLOOR UNITS AND COMMON AREAS
- ACCESSIBLE FIRST FLOOR UNITS AND COMMON AREAS

SAFE REFUGE AREAS ARE REQUIRED FOR ACCESSIBLE UNITS THAT ARE LOCATED ABOVE THE FIRST FLOOR (MULTIFAMILY). SAFE REFUGE AREAS ARE NOT REQUIRED TO MAKE THE BUILDING CODE AND FARE HOUSING ACT. THE TOTAL PARKING SPACES TO BE ACCESSIBLE TO THE TEAM IS 10% OF THE TOTAL PARKING SPACES. THE TEAM MUST INSTALL SIGNAGE AND REFLECTIVE ADHESIVE TAPE TO MAKE TEAM APPLICANTS ARE NOT REQUIRED TO MAKE

## Sources

[illegible]

## **SZLCS**

- 1) ALL EXTENSION LOCATIONS MUST BE APPROVED OR ENDORSED FROM AN ADJACENT RESERVING PROPERTY (SECTION 23-2-1061)
- 2) ALL BUILDINGS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM ANY ADJACENT PROPERTY LINE. LOCATIONS MUST BE DETERMINED BY THE DISTRICT ENGINEER AS 3'-0" ON GROUND.
- 3) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE PAINT, MUST BE LIMITED TO THE MINIMUM REQUIRED TO BE SEEN AT A RANGE OF SEVEN (7) TO TEN FEET OF TWENTY (12) FEET.
- 4) THE NOISE LEVEL OF MECHANICAL EQUIPMENT MUST NOT EXCEED 70 DBA. MEASUREMENT TO BE TAKEN IN ACCORDANCE TO FEDERAL NO. 0043 (SECTION 23-2-1067)

**CAUTION:**  
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY  
AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR  
TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY

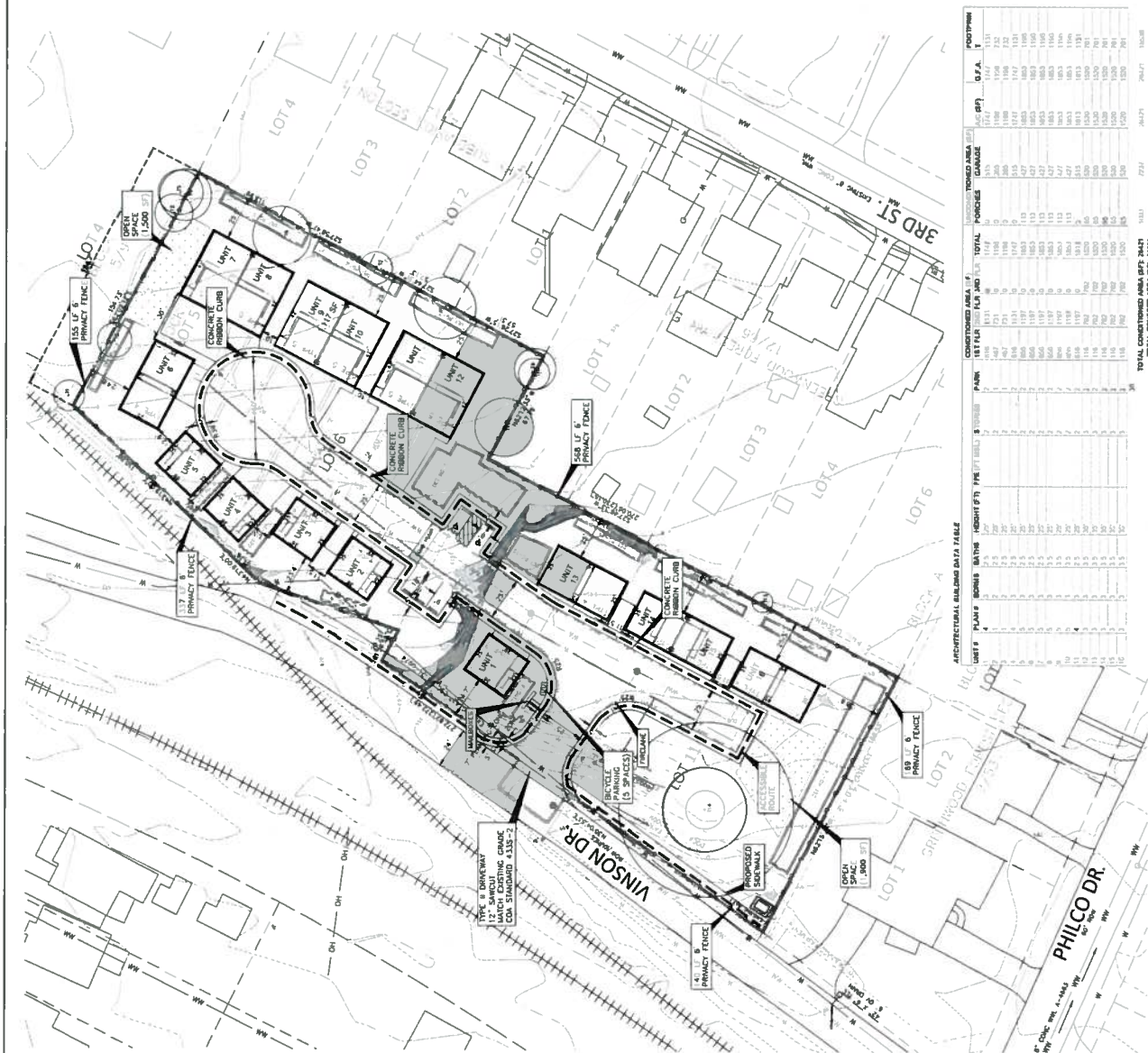


EXHIBIT C  
PROPOSED SITE PLAN - NO COLOR





**SF-6 Conditions Amenable to Notigius LLC – Series Vinson (Developer of Villas at Vinson Oak)**

1. Density of development will be restricted to 16 units within 12 free standing structures, or if more free standing structures are desired, then the total number of units will not exceed 15.
2. Development will not contain accessory dwelling units.
3. Access will be restricted to Vinson Road.
4. Development will be designed with native landscaping and no turf grass; no in-ground irrigation system will initially be placed by the developer. (Subsequent unit owners can install at their expense.)
5. The Development will not be designed as a close-gated community.
6. To the extent possible, the Development will utilize City solid waste services. No dumpster will be designed into the development to the extent City code allows.
7. Erosion control will be implemented on fence line between SF-3 and SF-6 in the places where topography drops.
8. Developer will build a fence between SF-6 and SF-3.
9. Compatibility standards, including limitations on set-backs and building height, will be honored.
10. Developer will work in good faith to develop initial HOA bylaws with the Southwood Neighborhood Association.

Applicant's Proposed  
Conditions

## Rhoades, Wendy

---

**From:** Guerrero <lhguerrero9@gmail.com>  
**Sent:** Tuesday, December 06, 2016 8:33 AM  
**To:** South Manchaca Contact Team  
**Cc:** Gibbs, Carol; Rhoades, Wendy  
**Subject:** C14-2016-0063.SH - Villas at Vinson Oak Rezone: agreements on SF6 conditions  
**Attachments:** Agreeable Conditions SF-6 -- Villas at Vinson Oak.docx

Hola Missy,

This document contains a list of condition agreements on the SF6 development from Tony. He is unable to accept the impervious cover restrictions due to the unknown factors for both the sidewalk and drainage requirements which may entail additional concrete on the property site.

Please let me know if there are additional questions. Thank you!

Respectfully,  
Linda  
[lhguerrero9@gmail.com](mailto:lhguerrero9@gmail.com)





## City of Austin

*Neighborhood Housing and Community Development*

P.O. Box 1088, Austin, TX 78767

(512) 974-3100 \* Fax: (512) 974-3161 \* <http://www.austintexas.gov/department/housing>

May 11, 2016 (Revision to letter dated April 21, 2016)

**S.M.A.R.T. Housing Certification**

**Notigius LLC, Series Vinson – Villas at Vinson Oak (Id#66113)**

**TO WHOM IT MAY CONCERN:**

Notigius LLC – Series Vinson (development contact: Tracy Henry, Project Manager: 512.636.5334 (o); [tspencer@peraleseng.com](mailto:tspencer@peraleseng.com)) is planning to develop a **20 unit ownership and rental** development at 4507 and 4511 Vinson Drive, 78745. The reasonably priced units will be rental units and therefore will be subject to a **5 year affordability** period after issuance of certificate of occupancy. The developer is seeking a zoning change from SF-3 to MF-2 and has submitted evidence they are working with the neighborhood and are responding to the neighborhood's legitimate concerns. **This revision changes the proposed set aside of affordable units from 10% to 40%. Total fee waiver changes from 25% to 100%. The total reasonably priced units changed from 28.**

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **40%** of the units (**8 units**) of this project will serve households earning no more than 80% MFI, the development will be eligible for a **100%** waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees  
Building Permit  
Concrete Permit  
Electrical Permit  
Mechanical Permit  
Plumbing Permit

Site Plan Review  
Misc. Site Plan Fee  
Construction Inspection  
Subdivision Plan Review  
Misc. Subdivision Fee  
Zoning Verification

Land Status Determination  
Building Plan Review  
Parkland Dedication (by  
separate ordinance)

**Prior to issuance of building permits and starting construction, the developer must:**

- ♦ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or [greenbuilding@austinenrgy.com](mailto:greenbuilding@austinenrgy.com)).
- ♦ Submit plans demonstrating compliance with visitability standards.

**Before a Certificate of Occupancy will be granted, the development must:**

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that visitability standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at [Sandra.harkins@austintexas.gov](mailto:Sandra.harkins@austintexas.gov) if you need additional information.

Sandra Harkins

Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro  
Maureen Meredith, PZD  
M. Simmons-Smith, DSD  
Katherine Murray, Austin Energy  
Randi Jenkins, AWU

Bryan Bomer, AEGB  
Gina Copic, NHCD  
Marilyn Lamensdorf, PARD  
Heidi Kasper, AEGB  
Carl Wren, DSD

Alma Molieri, DSD  
Susan Kinel, NHCD  
Stephen Castleberry, DSD  
Cande Coward, DSD  
Ellis Morgan, NHCD

*The Neighborhood Housing and Community Development Office's mission is to provide housing, community development, and small business development services to benefit residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.*

**ATTACHMENT A**

## Rhoades, Wendy

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**From:** Harkins, Sandra  
**Sent:** Wednesday, July 27, 2016 10:03 AM  
**To:** [REDACTED]  
**Cc:** Meredith, Maureen; Rhoades, Wendy  
**Subject:** RE: Plan Amendment Case #: NPA-2016-0030.01.SH Vinson Drive

Good morning Ms. Taylor

Thank you for your email regarding the project on Vinson Drive. The current S.M.A.R.T. Housing code only requires a project to be located within one-half mile walking distance of a local public transit route it does not require the construction of sidewalks/accessible routes to the transit stop. The S.M.A.R.T. Housing guide section on Additional Design Standards – Multi-Family (Page 12), are only recommendations. The City currently cannot require a developer to build sidewalks outside of their property boundaries.

The City of Austin is addressing the need for sidewalks adjacent to affordable housing projects by identifying income restricted affordable housing projects as a priority for new construction/repair of sidewalks in the City of Austin's Sidewalk Master Plan that was adopted on June 16, 2016. More information about the Sidewalk Master Plan can be found at the following

link: <http://www.austintexas.gov/sites/default/files/files/Public Works/Street %26 Bridge/Sidewalk MPU Adopted 06.16.2016 reduced.pdf>

Please contact me if you have any further questions regarding S.M.A.R.T. Housing.

*Sandra Harkins*

Project Coordinator, Real Estate and Development  
Neighborhood Housing and Community Development  
Street-Jones Building  
1000 E 11<sup>th</sup> Street, Ste 200, 78702  
Tel: 512-974-3128  
Office Hours: Mon – Thurs 7:30 am – 6:00 pm  
*TODAY I CHOOSE JOY!!!!*

---

**From:** Meredith, Maureen  
**Sent:** Wednesday, July 27, 2016 8:18 AM  
**To:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>; Harkins, Sandra <[Sandra.Harkins@austintexas.gov](mailto:Sandra.Harkins@austintexas.gov)>  
**Cc:** Navvab Taylor <[REDACTED]>  
**Subject:** RE: Plan Amendment Case #: NPA-2016-0030.01.SH Vinson Drive

Wendy and Sandra:

Please see the question below and let me know if you are able to answer it. If you're not the person, please let me know who would be the appropriate staff member.

Thanks.

Maureen

---

**From:** Navvab Taylor [mailto:navvab.taylor@cityofhouston.gov]  
**Sent:** Tuesday, July 26, 2016 11:37 PM  
**To:** Meredith, Maureen  
**Subject:** Plan Amendment Case #: NPA-2016-0030.01.SH Vinson Drive

Maureen,

My question for the zoning reviewer, or perhaps it should be directed to NHCD since it is about the sidewalk for smart housing:

Page 12 of the SMART housing guide found on the City's website states: "Additional Design Standards: Multifamily 1. Accessible routes to transit – Accessible sidewalks must connect the complex to nearby transit stops." Does this requirement apply to this property, since the developer is seeking MF2 multifamily zoning? I asked this question last night and he seemed to think that he didn't have to provide an accessible route to transit. In this case, it may mean a sidewalk to connect his property to the sidewalk in existence on either the north or south side of St. Elmo Road, which could connect to the #10 bus stops on S 1st. He said that he wasn't required to build sidewalks that weren't on his property - technically, these sidewalks are in the right of way, not his property. I don't see the point of this qualifying as SMART housing if there's no accessible route to transit.

Thank you,  
Ms Navvab Taylor  
915 Redd St



**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant townhouse and condominium residence – neighborhood plan (SF-6-NP) combining district zoning.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The Applicant intends to develop the property with a condominium project consisting of stand-alone condominium units per structure. The NP, neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

*2. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character; and*

*3. Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan and*

*4. The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.*

This is a classic case of residential infill in a residential neighborhood. Under the existing SF-3-NP zoning, the Applicant could resubdivide the property and achieve nearly the same number of residences as proposed. Under a duplex scenario, which requires lots of 7,000 square feet, the hypothetical density would be approximately 18 units, estimating the utilities and other infrastructure needed to serve the lots. However, the applicant thinks the requested SF-6 zoning, will allow for a better community outcome – both in terms of the existing neighbors and future residents.

There will be an impact on Vinson Drive. However, given that the number of residential units and vehicle trips per day is comparable to what could be developed under the existing zoning with duplex development, the difference in impact is likely marginal.

If Austin is to grow and evolve as a compact and connected city, as envisioned in the recently adopted Imagine Austin Comprehensive Plan (IACP), then residential infill that provides additional housing units is necessary. One of the primary mechanisms for achieving compact growth will be development, or redevelopment, of larger tracts such as this into higher density residential.

In the broader city-wide context, SF-6 is a reasonable option for multiple-acre parcels developed or redeveloped as residential infill. As indicated in the purpose statement of the district, SF-6 can be a transition to single-family residential – reflecting it is an appropriate and compatible use.

In conclusion, Staff believes the proposed SF-6 zoning is compatible with adjacent and nearby single family residences, while still promoting single-family character of the surrounding neighborhood.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site consists of three undeveloped tracts which are fairly level with the exception of an approximate 5-foot drop in topography on the southernmost tract. There is a 51-inch Live Oak tree near the south property line.

### **Impervious Cover**

The maximum impervious cover allowed by the SF-6 zoning district would be 55%, which is a consistent figure between the zoning and watershed regulations.

### **Capital Metro**

*This notice concerns all proposed development within 500-feet of the Capital Metro Rail Tracks*

Capital Metro runs freight service on these tracks, and is required to continue to do so as a matter of federal law. Since March 22, 2010, we are operating passenger rail service, primarily, but not limited to, weekday hours. With the start of passenger rail service, we have shifted freight rail service to other times, particularly the hours after the last passenger train has run. This shift is in accordance with Federal regulations and safety procedures.

All concerned parties need to be aware of the freight service in planning any development. The freight trains generate some noise as they move through. At many urban street crossings, there are upgraded signal systems with crossing arms to block the roadway. This allows the City of Austin the ability to apply for a “quiet zone” meaning that the train will not blow its horn, under normal operations, as it moves through the street. At other crossings, the freight train will blow the horn, which is approximately 96 decibels. At any time, if the engineer judges it to be prudent, the horn will be sounded as needed for safe operation.

Capital Metro strives to provide the community with the best passenger and freight service possible. We also try to be sure that all of our neighbors are aware of both our present and possible future operations.

### **Comprehensive Planning**

This rezoning case is located on the east side of Vinson Drive on an undeveloped tract, which is approximately 1.9 acres in size. The property is located in the South Austin Combined Planning Area, in the South Manchaca NP. Surrounding land uses includes single family housing to the north, east and south, and a railroad track to the west. The proposed use is a 19 unit condominium project.

**Connectivity:** The Walk Score for this site is 25, meaning almost all errands must be accomplished by car. A Cap Metro transit stops are located a third of a mile from the subject property. Public sidewalks are non-existent along the majority of the streets in this section of the planning area.

**South Austin Combined Neighborhood Plan (SACNP)**

This property is located within the South Manchaca Neighborhood Planning Area, which is part of the South Austin Combined Neighborhood Planning area. The SACNP Character District Map classifies this area of the plan as ‘**Residential Core**’ (almost adjacent to a Neighborhood Transition District) and SF-6 zoning is allowed in the character district. The following SACNP text and policies are relevant to this case:

**The Residential Core** character districts consist of contiguous areas within the interior of the neighborhood made up of one- and two-story single-family homes and some duplexes. This is where most people in the neighborhood live. Most homes date from the 1950s to the 1980s, although some areas developed more recently (such as Independence in the mid-2000s). Streets and homes within the district are shaded by mature trees, which contribute to the sense of place distinguishing this district from others. The intent of this district is to maintain the character of the neighborhood. The community would like to preserve the residential character of this district, while improving its walkability. The Residential Core also presents the opportunity to incorporate some “missing middle” housing types into the neighborhood fabric, which aids affordability and can contribute to walkability. (p. 47)

**Vision:** Well-maintained homes, an abundance of trees, and a complete sidewalk system create a safe and inviting place to walk, bike, and meet neighbors. (p. 48)

**Policies for the Residential Core:**

**RC P1:** Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district and is compatible with the existing neighborhood.

**RC P2:** The following residential building types fit the character of the district and are appropriate as infill or redevelopment options (see page 49 thru 50 for details):

- Single family houses
- Duplexes
- Small houses on small lots
- Cottage clusters/bungalow courts

**RC P6:** Garages or carports should be constructed flush with or behind the front façade of the house for new single-family residential housing. (p. 52)

**RC P7:** Maintain residential character while encouraging missing middle housing types that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of



the revised Land Development Code being developed through CodeNEXT, the following zoning districts should be generally considered appropriate to the Residential Core character district:

MH: Mobile home residence

SF-2: Standard lot single family

SF-3: Family residence

SF-4A: Small lot single family

SF-4B: Single family condo

SF-5\*: Urban family residence

SF-6\*: Townhouse & condo residence

MF-1: Limited density multi-family

\* Uses should be conditional and may be appropriate when located next to more permissive districts or intensive uses, depending on context.

Please see pages 47 to 52 of the SACNP for more specifics.

SACNP policy and text appears to support townhouse and condo residences in the Residential Core as long as they are compatible with the neighborhood character of the area, while Vinson Road is almost rural in nature due to the adjacent railroad track.

### **Imagine Austin**

This property is not located along an Activity Center or in a Center according to the Imagine Austin Growth Concept Map. The following IACP policies are applicable to this project:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

The policies in both the SACNP and Imagine Austin appear to support this residential project, which will provide much needed missing middle housing in the area.

### **Drainage**

The developer is required to submit a pre and post development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through

engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

### **Site Plan and Compatibility Standards**

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

The site is subject to compatibility standards. Along the north, east and south property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the triggering property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the triggering property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed within 50 feet of adjoining SF-4A or SF-2 zoned property.

### **Transportation**

Additional right-of-way may be required at the time of subdivision and/or site plan.

The trip generation based on the initial site plan would not trigger a Neighborhood Traffic Analysis (NTA) per LDC Section 25-6-114. The transportation review for development applications (which is within Development Services Department) can only make requirements within the context of the Land Development Code. That is, DSD does not have the authority to require the NTA since the proposed development does not exceed the threshold (300 trips), and the maximum build out for SF-6 zoning would not trigger a NTA either (total trip count would be approx. 283). Therefore, Staff cannot require transportation improvements for Vinson Drive. Staff would only be able to require payment of fiscal with the subdivision since Vinson Drive is a substandard roadway, but would not require physical improvements.

As part of their regular agenda on Tuesday, November 15<sup>th</sup>, the Bicycle Advisory Council (BAC) discussed Vinson Drive but opted not to comment on the specific zoning case in question or make any recommendation directed towards Planning Commission, and instead directed a couple of recommendations to Transportation staff. As an FYI:

#### ***Recommendation 1:***

*The BAC recommends that city staff look into possibility of right of way availability on Vinson Drive to improve bicycle connectivity and safety and look into improving connectivity and safety between St. Elmo and Aberdeen via 3<sup>rd</sup> St.*

*Other intersections to review include:*

- *St. Elmo at Vinson*
- *South 1<sup>st</sup> and W. St Elmo*
- *South 2<sup>nd</sup> and W. St Elmo*
- *South 3<sup>rd</sup> and W. St Elmo*
- *James Casey and St. Elmo*
- *Vinson Dr. and Aberdeen*

- *Vinson Dr. and Philco*
- *St. Elmo and Mt. Vernon*

***Recommendation 2:***

*The BAC requests that the developer work with Austin Transportation (Right-of-Way Management and Active Transportation) to make sure that bicycling safety during construction is addressed at the time of site plan application on nearby streets, including 3<sup>rd</sup> St, Vinson, Philco, and St. Elmo.*

**Complete Streets Review**

FYI – At the time of site plan, it is recommended that sidewalks are provided along both sides of the private drives, streets, and internal circulation routes connecting to the public right-of-way to improve walkability and connectivity in accordance with our Complete Streets Policy Ordinance #20140612-119. The sidewalk dimensions shall comply with the Transportation Criteria Manual and shall be constructed in accordance with the latest ADA standards.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a buffered bike lane is recommended for Vinson Drive.

FYI – At the site plan phase, the land owner will be required to provide a 22' recreational easement on the portion of their property that fronts the rail line. 22' includes a 12' trail and 5' shoulders on each side. However, if the owner is willing to maintain the vegetation on their side of the property, the easement can be reduced to 17'. Any trail or sidewalk alignment should be setback from the existing edge of the roadway by 10' or so.

If there is a roughly proportionate need to mitigate traffic impacts, the 12' trail could be constructed. Additionally, there should be a sidewalk provided along Vinson Drive on the western border of the property.

**Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. **Water and wastewater service extension requests will be required for this tract.** All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



Case Number:

**C14-2016-0063.SH****PETITION**

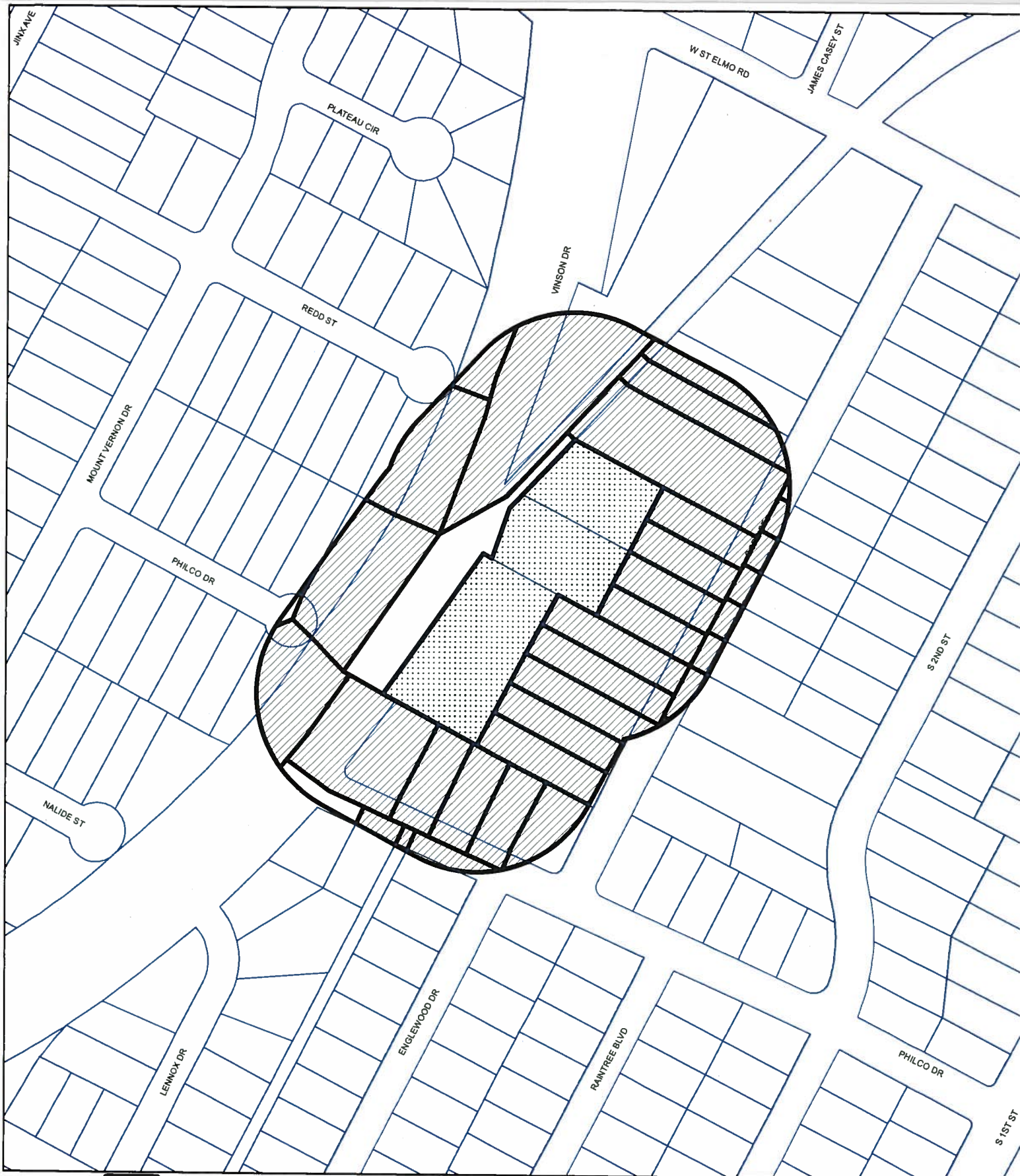
Date: 12/8/2016

Total Square Footage of Buffer: 399253.2735

Percentage of Square Footage Owned by Petitioners Within Buffer: 54.74%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Precent
0410080719	4512 S 3 ST 78745	ALVAREZ WILLIE F & VIRGINIA	yes	9816.31	2.46%
0410080207	902 PHILCO DR 78745	BOERNER DARREN & JENNIFER ANNE	no	164.12	0.00%
0410080712	804 PHILCO DR 78745	BURT EMUEL ONEIL	yes	10610.59	2.66%
0410080906	4507 S 3 ST 78745	CHOO LISA SUVIN	no	1874.38	0.00%
0410081414	PHILCO DR 78745	CITY OF AUSTIN	no	684.47	0.00%
0410080104	901 PHILCO DR 78745	CLARK NATHAN T	yes	19655.14	4.92%
0410080715	4500 S 3 ST 78745	CONTRERAS SALVADOR SOTO	yes	7122.06	1.78%
0410080302	900 REDD ST 78745	CUELLAR JEANINE & MIGUEL A	no	4440.02	0.00%
0410080932	4515 S 3 ST 78745	EAMES SANDRA	no	2226.14	0.00%
0410080710	800 PHILCO DR 78745	EGAN NATALIE A & RANDY W	no	8183.10	0.00%
0410080718	4510 S 3 ST 78745	ESTRADA ERNEST A	yes	9681.57	2.42%
0410080711	802 PHILCO DR 78745	ESTRADA ERNEST A & OLIVIA G	yes	9835.68	2.46%
0410080907	4505 S 3 ST 78745	FLORES FRANK JIMMY	yes	1555.46	0.39%
0410080723	4520 S 3 ST 78745	HOWARD EMILY RUTH	yes	11528.77	2.89%
0410080724	4522 S 3 ST 78745	LONGORIA HOMERO	no	10559.52	0.00%
0410080905	4509 S 3 ST 78745	LOPEZ VERA	no	1894.20	0.00%
0410080704	4506 S 3 ST 78745	NAUERT JOHONAS R	yes	37631.14	9.43%
0410080709	4524 S 3 ST 78745	PACKERT PATRICIA G GOLDSTEIN	yes	11765.44	2.95%
0410080903	4513 S 3 ST 78745	RAMIREZ CLARA R	yes	1943.85	0.49%
0410080720	4514 S 3 ST 78745	RAMIREZ RICHARD C	yes	9325.08	2.34%
0410080722	4518 S 3 ST 78745	SALAZAR JENNY R	Yes	12482.09	3.13%
0410080904	4511 S 3 ST 78745	SANCHEZ TERESA	yes	1894.74	0.47%
0410080716	4502 S 3 ST 78745	SCHEMAGIN GEORGES	yes	13992.46	3.50%
0410081407	4600 ENGLEWOOD DR 78745	SEGURA EDWARD D & PATRICIA A	yes	4073.14	1.02%
0410080206	900 PHILCO DR 78745	SEVEN 05 INVESTMENTS LLC	no	29904.62	0.00%
0410080717	4508 S 3 ST 78745	SOTO SALVADOR CONTRERAS	yes	9636.04	2.41%
0410080205	901 REDD ST 78745	STRONG ANNA MAE	yes	22938.94	5.75%
0410080714	810 PHILCO DR 78745	TAMARON LLC-SERIES PHILCO 810	no	29466.42	0.00%
0410080721	4516 S 3 ST 78745	TOVAR JORGE M & RACHEL M	no	12506.79	0.00%
0410080501	801 W ST ELMO RD 78745	TRUSTEES OF WESTLAKE CONGREGATION OF JEHOVAH'S	no	47259.55	0.00%
0410081406	807 PHILCO DR 78745	WILLIAMSON LYNN	yes	2227.34	0.56%
0410080713	806 PHILCO DR 78745	YOST STEPHEN WILLIAM & MICHELLE L	yes	10835.81	2.71%
<b>Total</b>				<b>367714.96</b>	<b>54.74%</b>



N



BUFFER

PROPERTY\_OWNER

SUBJECT\_TRACT

## PETITION

CASE#: C14-2016-0063.SH

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 200'



# PETITION

Date: August 15, 2016  
Case Number: C14-2016-0063.SH

Address of Rezoning Request: 4507 & 4511 Vinson Drive

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3.

The proposed zoning change is incompatible with adjacent and nearby single-family homes and would negatively impact our neighborhood. There are no other properties in the neighborhood with the proposed zoning. To approve this zoning request would result in spot zoning. The applicant is proposing eighteen condominiums on 1.9 acres in a neighborhood of single-family homes with an average lot size of .28 acres.

Signature	Printed Name	Address
<u>[Signature]</u>	<u>LARRY MANS</u>	<u>4503 South 3rd St</u>
<u>[Signature]</u>	<u>Georges Schemagin</u>	<u>4502 S. 3rd St 78745</u>
<u>J.R. &amp; Carol Nauert</u>	<u>J.R. &amp; Carol Nauert</u>	<u>4506 S. 3rd</u>
<u>Jessica Sandoz</u>	<u>Jessica Sanchez</u>	<u>4511 South 3rd 78745</u>
<u>Willie Alvarado</u>	<u>Willie Alvarado</u>	<u>4512 South 3rd 78745</u>
<u>Brandon Salazar</u>	<u>Brandon Salazar</u>	<u>4518 South 3rd 78745</u>
<u>Emily Howard</u>	<u>Emily Howard</u>	<u>4520 South 3rd 78745</u>
<u>Patricia G Packert</u>	<u>Patricia G Packert</u>	<u>4524 S. 3rd 78745</u>
<u>Lynn A Williamson</u>	<u>Lynn A Williamson</u>	<u>809 Philco Dr. 78745</u>
<u>[Signature]</u>	<u>[Signature]</u>	<u>809 Philco Dr. 78745</u>
<u>Stephen W. Vast</u>	<u>Stephen W. Vast</u>	<u>806 Philco 78745</u>
<u>Edward Ely</u>	<u>Edward Ely</u>	<u>4600 Englewood 78745</u>
<u>Pat Segura</u>	<u>Pat Segura</u>	<u>4600 Englewood 78745</u>
<u>Richard Ramirez</u>	<u>Richard Ramirez</u>	<u>4514 S. 3rd 78745</u>
<u>Juburno Ramirez</u>	<u>Juburno Ramirez</u>	<u>4514 S. 3rd</u>
<u>Salvador Contreras</u>	<u>Salvador Contreras</u>	<u>4508 S. 3rd St 78745</u>
<u>Salvador Contreras</u>	<u>Salvador Contreras</u>	<u>4500 S. 3rd St 78745</u>
<u>Vincent Lopez</u>	<u>Vincent Lopez</u>	<u>4509 S. 3rd St</u>
<u>Clara R. Ramirez</u>	<u>Clara R. Ramirez</u>	<u>4513 S. 3rd St</u>

Signature

Printed Name

Address

*Anna M. Strong*

ANNA M. STRONG

901 Redd St

*Emilia Estrada*  
Olivia Estrada

Emilia A. Estrada  
Olivia Estrada

802 Philo  
4510 S. 3<sup>rd</sup>

*Emilia Estrada*  
Olivia Estrada

Emilia A. Estrada  
Olivia Estrada

4510 S. 3<sup>rd</sup>

~~4510 S. 3<sup>rd</sup>~~  
802 Philo  
4505 S. 3<sup>rd</sup>

*Frank J. Flores*

FRANK J. FLORES

Contact: Margaret Dunn

4409 S. 3<sup>rd</sup> St

Austin TX 78745

512-577-6495



Signature

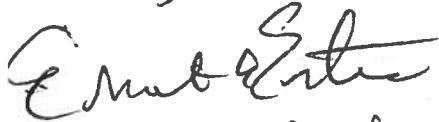
Printed Name

Address



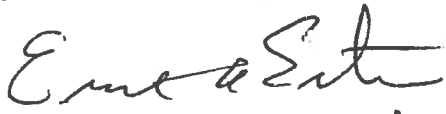
ANNA M. STRONG

901 Redd St

  
Olivia Estrada

Ernest A. ESTRADA  
Olivia Estrada

802 Philco  
4510 S. 3<sup>rd</sup>

  
Olivia Estrada

Ernest A. ESTRADA  
Olivia Estrada

4510 S. 3<sup>rd</sup>

~~4510 S. 3<sup>rd</sup>~~  
802 Philco  
4505 S. 3<sup>rd</sup>

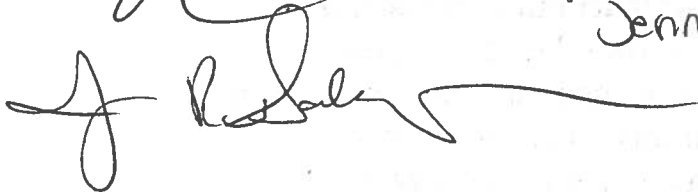
Frank J. Flores

FRANK J. FLORES

901 Philco Dr.



Nathan Clark



Jenny R. Salazar

4518 So 3<sup>rd</sup>  
Austin TX

Signature

Printed Name

Address

*[Signature]*

ANNA M. STRONT

901 Redd St

*[Signature]*  
Olivia Estrada

Ernest A. STRANA  
Olivia Estrada

802 Philco  
4510 S. 3<sup>rd</sup>

*[Signature]*  
Olivia Estrada

Ernest A. STRANA  
Olivia Estrada

4510 S. 3<sup>rd</sup>

~~4510 S. 3<sup>rd</sup>~~  
802 Philco  
4505 S. 3<sup>rd</sup>

*[Signature]*

FRANK J. FLORES

*[Signature]*

Lesley McDonald

4607 Englewood

*[Signature]*

Billy Barker  
EMUEL BURT

4607 Englewood  
804 PHILCO

*[Signature]*

BRIAN RISE

Brian Rise

4512 S. 2nd S

## Rhoades, Wendy

---

**From:** Rhoades, Wendy  
**Sent:** Monday, June 27, 2016 5:02 PM  
**To:** 'John Pillot'  
**Subject:** RE: Case Number # C14-2016-0063.SH

Mr. Pillot,

Thank you for your email. Within the last week or so, I spoke with the Applicant and although the rezoning application is for MF-2, multi-family residence - low density zoning, the proposed development consists of a total of 19 stand-alone condominiums (one unit per building) to be built across the site. Condominium use is first allowed in the SF-6, townhouse and condominium residence zoning district and has a maximum density of approximately 12.4 units per acre. I have not yet seen a copy of the site plan that would show the location of units, parking/driveways, stormwater detention ponds and landscaping.

There is a corresponding neighborhood plan amendment case – file no. NPA-2016-0030.01 – and City staff is required to hold a meeting with the adjacent residents and registered neighborhood associations that cover this area. That meeting is tentatively set for Monday evening on July 25th at the Pleasant Hill Public Library (a meeting notice will be mailed out approximately 1 ½ weeks in advance). Following the NPA meeting, staff will make a recommendation on the zoning and NPA cases, and public hearings will be scheduled for consideration by the Planning Commission and City Council. The public hearing notice will include a comment response form which can be returned to me for inclusion in the case report materials that are provided to the Commission and Council. You can also sign up to speak at the public hearings if you wish to convey your comments directly to Commission and/or Council.

Sincerely,  
Wendy Rhoades

---

**From:** John Pillot [mailto:john.pillot@cityofpleasanthill.com]  
**Sent:** Monday, June 27, 2016 4:33 PM  
**To:** Rhoades, Wendy  
**Subject:** Case Number # C14-2016-0063.SH

Mrs. Rhoades,

I want to know what I need to do to voice my opposition to this purposed zoning change, case number # C14-2016-0063.SH? The one lane road (Vinson) that runs a long side this property is not designed to handle the increase in traffic this project will create. The result will be more traffic cutting through my neighborhood during morning and afternoon rush hour.

Thank you

## Rhoades, Wendy

---

**From:** Meredith, Maureen  
**Sent:** Wednesday, July 27, 2016 4:44 PM  
**To:** TD  
**Cc:** Rhoades, Wendy  
**Subject:** RE: Railroad crossing on Vinson

Taylor:

Thank you for your comments. I've forwarded them to Wendy, the zoning planner who works with the transportation reviewers who provide input into the traffic impact of zoning cases.

Maureen

-----Original Message-----

**From:** TD [mailto:TD125@maureen.com]  
**Sent:** Wednesday, July 27, 2016 4:38 PM  
**To:** Meredith, Maureen  
**Subject:** Railroad crossing on Vinson

Hi,

In reference to Plan # NPA-2016-0030-01-sh

I would like to share my concerns with adding more traffic on the railroad crossing on Vinson. It is already scary to pass, this area can not remain unchanged and add more traffic. A traffic study is needed and improvements should be made.

Thanks,

Taylor

Sent from my iPhone



## Rhoades, Wendy

---

**From:** Meredith, Maureen  
**Sent:** Thursday, June 23, 2016 11:35 AM  
**To:** Karen Peters  
**Cc:** Rhoades, Wendy  
**Subject:** RE: Vinson Villas  
**Attachments:** Tree and Topo Survey.pdf; J14667Pp1.pdf; J14667Pp2.pdf; C14-2016-0063.SH.PDF; SMART Hsng Ltr\_Vinson.pdf

Karen,  
Please see attached documents.

You can view the applications at this link:  
[https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp?myWhere=.](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp?myWhere=)

The plan amendment case number is: NPA-2016-0030.01.SH  
The zoning case number is: C14-2016-0063.SH

I hope this helps.

Maureen

---

**From:** Karen Peters [mailto:karen.peters@cityofaustin.com]  
**Sent:** Thursday, June 23, 2016 11:01 AM  
**To:** Meredith, Maureen  
**Subject:** Vinson Villas

I just heard about this new development in my neighborhood. As we are downhill from this. I and my neighbors are very concerned about flooding. Vinson has been known to flood with every major rain, my husband almost got swept away a few years back.

I have lived in this spot for 20 years now and only recently have I had to buy flood insurance due to the Army Corp of Engineers messing around with the terrain. I am afraid that this new development will only add to the problems and troubles with drainage in this neighborhood and would like to refer you to the Flood Mitigation Task Force for more information on the flood zones this will be messing up.

Thank you for your time and consideration of this momentous event in my neighborhood. All sides need to be looked at, but I am not so sure "Villas" are going to be a welcomed addition to this 'small house' neighborhood. If there is more information I should be aware of, please feel free to email me the links.

Thank you,  
Karen Peters  
802 Emerald Wood Dr.  
Austin, TX

## Rhoades, Wendy

---

**From:** Rhoades, Wendy  
**Sent:** Monday, June 27, 2016 4:15 PM  
**To:** 'Brian Rise'  
**Cc:** Meredith, Maureen  
**Subject:** RE: NPA-2016-0030.01, C14-2016-0063.SH

Hello Mr. Rise,

Thank you for your email and to confirm, the zoning and NPA cases cover the same property (a second "Notice of Filing" was mailed out to accurately depict the rezoning area boundary). Within the last week or so, I spoke with the Applicant and although the rezoning application is for MF-2, multi-family residence - low density zoning, the proposed development consists of a total of 19 stand-alone condominiums (one unit per building) to be built across the site. Condominium use is first allowed in the SF-6, townhouse and condominium residence zoning district and has a maximum density of approximately 12.4 units per acre. Maureen and I have not yet seen a copy of the site plan that would show the location of units, parking/driveways, stormwater detention ponds and landscaping, although the Applicant may bring that to the required NPA meeting that is tentatively set for Monday evening on July 25th at the Pleasant Hill Public Library. Following the NPA meeting, staff will make a recommendation on the zoning and NPA cases, and public hearings will be scheduled for consideration by the Planning Commission and City Council.

Sincerely,  
Wendy Rhoades

-----Original Message-----

**From:** Brian Rise [REDACTED]  
**Sent:** Sunday, June 26, 2016 4:03 PM  
**To:** Meredith, Maureen; Rhoades, Wendy  
**Subject:** NPA-2016-0030.01, C14-2016-0063.SH

Hello Ms. Meredith & Ms. Rhoades,

The two case numbers in the subject line appear to be about the same property so I included you both in this email suggested by Ms. Meredith after our phone conversation several days ago.

As a resident of the neighborhood this proposed change to zoning and the subsequent build on this property will affect, I wish to strongly object to any changes to the zoning for the following reasons:

I have yet to see any submitted plan for what is actually going to be built. If, as the document wording indicates, there are to be 23 units per acre, then that is an unacceptable change to the character of the neighborhood. There are no condos or apartments currently in this neighborhood and there should never be any, at least not on internal streets. We can't stop the big boxes on major thoroughfares like S. Congress & S. 1st, but we don't have to allow them inside our neighborhoods.

There will also be a heavy impact on the traffic on a street that already has limited visibility. The introduction of a significant number of new cars on our already small and increasingly clogged streets is more of a burden than they can currently bear. I also do not believe the proposed site itself can accommodate enough parking places for any multi-unit construction. Plus, what sort of impact will a large build like this have on the traffic as well? Heavy equipment will have to travel on an already overburdened two lane road that has, as I already mentioned, extremely low visibility due to the terrain and RR track crossing.

Also, I find the choice of location questionable for condos since it lies directly across from an active railroad track, vibrations from which can be felt at my house a few hundred feet away and in fact, all through the neighborhood, so I can only imagine what they would be on this actual property. This leads me to think that what will be built there will be apartment units that will bring a temporary, transient element to a neighborhood comprised mostly of home owning families that is relatively stable and quiet. Even if they are "condos" in name, no one would invest in a new home in this location, so the likelihood is that they will be sublet. Renters are simply not as invested in the neighborhood. This is a temporary dwelling for them, not a home in the larger sense.

There is also an elementary school and a large group of children that I feel would be negatively impacted by an increase in traffic and population, especially if that population was not invested by ownership in the neighborhood.

I know Austin is growing and it should, but we have to be careful and diligent in order to keep that growth manageable and maintain the character of the neighborhoods many of us have been invested in for decades. The couple behind me have owned their home since it was built in 1953. We don't need to allow changes to our zoning that have been just fine for over 60 years.

I am always interested in clarification. If too much is assumed here, I look forward to hearing from you and finding out the actual answers. Thank you for your time.

Sincerely,  
Brian Rise

4512 S. 2nd St.  
ATX 78755  
512.382.1463

~~CONFIDENTIAL~~

## Rhoades, Wendy

---

**From:** Rhoades, Wendy  
**Sent:** Tuesday, June 28, 2016 10:36 AM  
**To:** Emily Howard (b7c)(b7d)(b7e)(b7f)(b7g)(b7h)(b7i)(b7j)(b7k)(b7l)(b7m)(b7n)(b7o)(b7p)(b7q)(b7r)(b7s)(b7t)(b7u)(b7v)(b7w)(b7x)(b7y)(b7z)  
**Cc:** Meredith, Maureen  
**Subject:** RE: Seeking information on Vinson zoning case

Hi Emily,

I also wanted to mention that the City's compatibility standards would apply to the adjacent properties. The link below illustrates how compatibility standards would apply (refer to the top illustration because at 1.9 acres, this site is greater than 20,000 square feet), and I've listed below the applicable standards as well.

[http://www.austintexas.gov/sites/default/files/files/Planning/compatibility\\_hgt\\_setbks.pdf](http://www.austintexas.gov/sites/default/files/files/Planning/compatibility_hgt_setbks.pdf)

- No structure may be built within 25 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the triggering property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the triggering property line (Note: This site is within the "McMansion" area that regulates height and bulk of residential structures, thus the height is capped at 32 feet).
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed within 50 feet of adjoining SF-3-NP zoned property.

Wendy

---

**From:** Rhoades, Wendy  
**Sent:** Tuesday, June 28, 2016 10:03 AM  
**To:** 'Emily Howard'  
**Cc:** Meredith, Maureen  
**Subject:** RE: Seeking information on Vinson zoning case

Hi Emily,

Attached are the City's site development standards by zoning district which includes a columns for residential zoning districts, including the multi-family, townhouse/condominium (SF-6) and single family districts. I am also providing a link to the City's permitted use chart which identifies the allowed uses for each zoning district. And here are some zoning related definitions to go with the permitted use chart.

1. **Zoning** - the division of a jurisdiction into zoning districts within which permissible uses are prescribed and restrictions on building height, bulk, layout, parking and other requirements are defined.
2. **Permitted use** - a use defined by the Land Development Code, listed as a permitted use in the use regulations for a particular district, and authorized as a matter of right when conducted in accordance with the requirements of the Code.
3. **Conditional use** - a use allowed within certain zoning districts under certain conditions. It is listed in the regulations for a particular district as a conditional use within that district, authorized solely on a discretionary and conditional basis by the Planning Commission, or the City Council on appeal.

[http://www.austintexas.gov/sites/default/files/files/Planning/Zoning/permitted\\_use\\_chart.pdf](http://www.austintexas.gov/sites/default/files/files/Planning/Zoning/permitted_use_chart.pdf)

Wendy



**From:** Emily Howard [mailto:[ehoward711@gmail.com](mailto:ehoward711@gmail.com)]  
**Sent:** Monday, June 27, 2016 7:53 PM  
**To:** Meredith, Maureen  
**Cc:** Rhoades, Wendy  
**Subject:** Re: Seeking information on Vinson zoning case

Hi Maureen (and Wendy),

Thank you for all of the information - very helpful!

Are there any resources you can recommend that will help me better understand the zoning system? I'm worried about the density of this project. If the hearings don't address my concerns I want to make sure I'm in a position to (hopefully) influence the development.

Basically, I want to make sure I've done my homework. Not being well versed in the system makes me nervous. Thank you again.

Best wishes,  
Emily

On Wed, Jun 22, 2016 at 6:03 PM, Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)> wrote:

Emily:

I just wanted to add that at the community meeting people will get to meet the applicant to learn more about the project and to ask questions.

Maureen

---

**From:** Meredith, Maureen  
**Sent:** Wednesday, June 22, 2016 5:54 PM  
**To:** 'Emily Howard'  
**Cc:** Rhoades, Wendy  
**Subject:** RE: Seeking information on Vinson zoning case

Emily:

The rezoning request is from SF-3-NP to MF-2-NP. They are proposing to build 19 condominium houses on the property. I've attached the latest documents we have received from the applicant. Wendy Rhoades is the zoning planner. She's cc'd with this email if you'd like more information on the zoning case.

The planning commission and city council hearing dates have not been scheduled at this time. We will send a public hearing notice once they are scheduled.

We have a community meeting tentatively scheduled for Monday, July 18, 2016 at the Manchaca Road Branch Public Library at 6:30 pm. If the date does not change, I will mail the meeting notices to people who live or own property within 500 feet of the property on Thursday, June 30.

After the community meeting, staff will make a staff recommendation and then start the process of scheduling for PC and CC hearings.

I hope this helps.

Maureen

---

**From:** Emily Howard [mailto:emilys@cityofsanantonio.gov]  
**Sent:** Wednesday, June 22, 2016 5:42 PM  
**To:** Meredith, Maureen  
**Subject:** Seeking information on Vinson zoning case

Hi Ms. Meredith,

I'm reaching out about a Neighborhood Plan Amendment for Vinson Drive. The case number is: NPA-2016-0030.01

I'm hoping to learn more about what's planned for this site and about the re-zoning process in general. Are there any hearings currently scheduled for this case, and how might I best educate myself beforehand?

Thank you for your help,

Emily

## Rhoades, Wendy

---

**From:** Meredith, Maureen  
**Sent:** Thursday, June 30, 2016 9:38 AM  
**To:** Rhoades, Wendy  
**Subject:** Fwd: Villas on Vinson C14-2016-0063.SH

Wendy,  
FYI. See below.  
Maureen

Sent from my iPad

Begin forwarded message:

**From:** Ray Collins <[rcollins@cityofaustin.gov](mailto:rcollins@cityofaustin.gov)>  
**Date:** June 30, 2016 at 6:09:52 AM CDT  
**To:** <[maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)>  
**Cc:** Ann Kitchen <[ann.kitchen@austintexas.gov](mailto:ann.kitchen@austintexas.gov)>, Donna Tiemann <[donna.tiemann@austintexas.gov](mailto:donna.tiemann@austintexas.gov)>, Ken Craig <[ken.craig@austintexas.gov](mailto:ken.craig@austintexas.gov)>  
**Subject:** Villas on Vinson C14-2016-0063.SH

This project should not even be considered without first performing a traffic impact analysis. Otherwise the city will be repeating the error it made at Fortview and Manchaca regarding Radio Coffee Bar, and will also be making the same error as the Planning Commission just did regarding the Thornton Road apartments a few miles to the north of us.

I travel this 25mph segment of Vinson when I run multiple errands that include a trip to my credit union on Stassney. The vehicle traffic is fast, excessive, and dangerous to the many bicyclists who use Vinson to connect to the official city bicycle route on St. Elmo, and the occasional pedestrian who dares to walk the narrow shoulders of the road. It is a major cut-through route for drivers who then speed both west into our part of Southwood to connect up with Manchaca Rd. and West Gate Blvd. and east past St. Elmo's Elementary to connect up with S. 1<sup>st</sup> and Congress Ave.

The 35-45 additional vehicles from the Villas on Vinson will be a tipping point in an already deadly mix. Unless the city first prepares Vinson for the traffic in a similar manner to what has

been done further south where the road name changes to Emerald Forest Drive, this project should not be approved. Sidewalks, bicycle lanes, wider vehicle lanes, traffic calming measures, and drainage improvements for the greater impervious cover all need to come before approval. In fact, all that should have been done long ago. I am told by my more informed neighbors that the railroad right of way has been a major impediment to making Vinson Lane safer for everybody.

I am courtesy copying Council Member Kitchen, her Chief of Staff, and her Senior Policy Advisor since they have already been involved on behalf of my neighbors who are dealing with the fallout from the poor city planning regarding Radio Coffee Bar and proposed development along Thornton Rd.

Ray Collins

5014 Lansing Dr. 78745

[https://austintexas.gov/devreview/b\\_showpublicpermitfolderdetails.jsp?FolderRSN=11542460](https://austintexas.gov/devreview/b_showpublicpermitfolderdetails.jsp?FolderRSN=11542460)

## Rhoades, Wendy

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**From:** Meredith, Maureen  
**Sent:** Monday, August 01, 2016 12:24 PM  
**To:** Southwood Resident  
**Cc:** Rhoades, Wendy  
**Subject:** RE: Concerns over Plan Amendment Case #: NPA-2016-0030.01.SH 4511/4507 Vinson Dr.

Tara:

Thanks you for your comments. I've forwarded them to Wendy Rhoades, the zoning planner and I will add them to my case report.

There will not be a second meeting to discuss the zoning aspects of the property. For zoning questions, people can communicate directly with Wendy.

Please let me know if you have any questions.

Maureen

**From:** Southwood Resident [mailto:southwoodresident@gmail.com]  
**Sent:** Friday, July 29, 2016 4:49 PM  
**To:** Meredith, Maureen  
**Subject:** Concerns over Plan Amendment Case #: NPA-2016-0030.01.SH 4511/4507 Vinson Dr.

Hello Maureen,

I thank you for offering to take emails for those of us who wanted to be able to better articulate our concerns over the Vinson Drive Rezoning.

Will there be another meeting at which the city zoning officer will be present? I feel like there were many questions about zoning Monday night that went unanswered.

**I have 3 major concerns about rezoning from SF-3 to MF-2; 1) Safety, 2) Environmental, 3) Over-development.**

### 1) SAFETY CONCERN



Where the site is located 4511/4507 Vinson Dr, there is a current traffic safety concern that should be reviewed



and addressed before more traffic is introduced to this area. As you can see from the Google maps vantage of the address, it is just down hill from a sharp, blind curve that goes over an old rail road track.

**50 neighbors over 48 hours voted on the safety of this patch of road. 82% thought it was not currently safe.** Some neighbors also voiced their concerns in addition to voting in the poll about the safety of that stretch of road. The full poll and contents are attached (VinsonDrive\_SafetyPoll\_07282016.pdf) but I've pulled out some quotes from neighbors.

"...Scared to death with the blind corners, the speed..."

"The issue is the size of the road for the amount of expected traffic; there is too much traffic for the road now..."

"While I believe the tracks are an effective traffic calming tool, they do bring safety issues in several areas: -blind spot for drivers heading south. southbound drivers turning left into the new development may not be visible to cars crossing the tracks behind them...."

"I was just looking at the breakdown for the Mayor's mobility bond, and there's a significant dollar amount set aside for "substandard roads." I feel like Vinson definitely ought to fit that definition..."

"I don't think the problem is the track so much as how narrow the road is there..."

"...Whether there is a new development put in here or not, the road needs improvements. The visibility is terrible for drivers and bicyclists alike. Vinson is a recommended route for bikes so it gets a lot of bike traffic (especially on the weekend when groups do long rides)..."

I don't want to see any ghost bikes, or see anyone hurt, but I also don't want to be unreasonable. So, in addition to the neighborhood poll, I did a super unscientific traffic capture at the site of the proposed development's driveway. It's not compelling video, but it does highlight the blind curve, that is already a hazard, and would be doubly so if there was an entrance for which people slowed down/stopped to turn into the proposed new development.

**Short video traffic capture taken 7/26/2016 from 6:50 to 7pm,**  
[https://youtu.be/Av5o\\_McTxfQ](https://youtu.be/Av5o_McTxfQ) > Counted 52 cars, 1 bicyclist, and 1 pedestrian.

As you can see on this video taken during the dinner hour on a Tuesday, almost every vehicle rides the double yellow lane. I don't think its because people are bad drivers or people are going too fast, but like other neighbors expressed, it is too narrow and a sudden blind curve. A real traffic impact study/road safety review should be done so a more thoughtful approach can be taken to fixing this section of road. It needs to be fixed before the situation is aggravated with stop and go traffic from residents going into the development.

## **2) ENVIRONMENTAL CONCERN**

Any incremental increase of impervious cover will increase rain run-off. There are already many of our neighborhood streets that suddenly flood during rains. The dense development that the architects plans show for these 2 fallow acres will have an immediate run-off impact on those neighbors with houses downhill and an impact the traffic on that stretch of Vinson Drive.

## **3) OVER-DEVELOPMENT CONCERN**

While we have seen some sketches of the proposed development, we don't have any guarantee of what will actually be built. This is not to call into question anyone's integrity, but what if the current owner has financial hardship and needs to sell? Then the site will be sold with the more dense zoning of MF-2 TRANSITIONAL

NEIGHBORHOOD to a new developer who can now easily build 23 units an acre without any community input. The safest way to prevent over-whelming a small pocket-neighborhood of small older homes, is to stick to the current zoning of SF-3

Lastly, I'd just like to note that many neighbors have been in their homes for more than a decade, some are even the original homeowner of their house. This has been a very mature blue-collar neighborhood since the 1950s, that has been steadily becoming more expensive. Introducing a big development like this means that our little pocket neighborhood will be prone to the same radical transformations as have been seen on the East Side, Rainey Street and South Lamar. Many people will not be able to keep up with the tax rate and be forced to move out of their homes.

Well, I know this is alot, so I appreciate you taking the time to read it and put it on the record.

Best,

Tara Connolly  
4606 Englewood Drive  
Austin, TX 78745

## Rhoades, Wendy

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**From:** Rhoades, Wendy  
**Sent:** Friday, August 05, 2016 12:41 PM  
**To:** 'Marty Halseth'; Meredith, Maureen  
**Subject:** RE: NPA Case # NPA-2016-0030.01.SH - Vinson St.  
**Attachments:** C14-2016-0063.SH Layout1 - 6-14-16-Vinson-Drive Site Plan.pdf

Marty,

The SF-6-NP district allows for a range of single family uses, including detached single family residences, duplexes, secondary apartments (a main house, plus a second attached unit - max. 550 s.f. - or a detached unit – the smaller of 1,100 s.f. or FAR of 0.15) and townhouse/condominiums. The maximum density for the SF-6 district is 12.4 units per acre. Given that the site is 1.9 acres and as a rule of thumb approximately 20% of the site area is set aside for utilities and infrastructure, I estimate that a maximum of 18-19 condominiums can be built. Please note that City regulations and site constraints such as compatibility standards, trees, slopes, easement areas, etc. may affect the number of buildable units.

I am attaching the Applicant's site plan which is currently in process and shows 7 detached and 12 attached condominium units (SP-2016-0276C.SH).

Wendy Rhoades

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**From:** Marty Halseth [mailto:halseth@att.net]  
**Sent:** Friday, August 05, 2016 7:44 AM  
**To:** Meredith, Maureen  
**Cc:** Rhoades, Wendy  
**Subject:** RE: NPA Case # NPA-2016-0030.01.SH - Vinson St.

Ms. Rhoades:

What does the proposed site plan request in terms of density and type of housing? What type of housing, and how much density, is allowed under SF-6-NP?

Thank you.

Marty Halseth

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**From:** Meredith, Maureen [mailto:Maureen.Meredith@austintexas.gov]  
**Sent:** Thursday, August 4, 2016 5:54 PM  
**To:** Marty Halseth <halseth@att.net>  
**Cc:** Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>  
**Subject:** RE: NPA Case # NPA-2016-0030.01.SH - Vinson St.

Ms. Halseth:

The applicant has amended his zoning change request from MF-2-NP to SF-6-NP which no longer needs a plan amendment application. I've cc'd Wendy Rhoades who is the zoning planner for this case.

Here's the link to Councilman Renteria's staff: <http://www.austintexas.gov/department/district-3-council-office-contact-information>, if you want to forward your comments to him. When you click on the email it opens up a window in the browser where you can type your comments.

Maureen

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**From:** Marty Halseth [mailto:mhalseth@att.net]  
**Sent:** Thursday, August 04, 2016 5:44 PM  
**To:** Meredith, Maureen  
**Subject:** NPA Case # NPA-2016-0030.01.SH - Vinson St.

Ms. Meredith:

We spoke on the phone recently when the first notice of the applications went out; I asked you some specific questions about the applications for both the plan amendment change and the zoning change.

I had an out of town commitment on the day of the Community Meeting and had to miss it. Please accept this email as my concerns and comments.

I am very concerned about the impact to the neighborhood, pedestrian and bicycle safety, our taxes, our property values, vehicular traffic, and road conditions that will be created by the development as proposed and requested of 19 Single Family Units, as they are called on the Notice of Filing of Application for Administrative Approval of a Site Plan, which I received today.

The proposed density is a huge concern of everyone I have talked with. It is way out of line, and clearly not compatible with our neighborhood. The project's property is adjacent on three sides to 13 residential single family homes. The average size of these 13 lots is .28 acre. The proposal calls for 19 units on 1.9 acre, or one on every 0.1 acre. That is ten per acre, vs fewer than four per acre in the neighborhood. This is not and can in no way be considered compatible with the adjacent homes or the rest of the neighborhood by any measure. The very fact that the applicant has requested this type of density in the first place casts serious doubt on the applicant's concern for the neighboring homeowners, and reveals his true intentions. If the project were to be consistent with the density of the adjacent properties, the maximum number of units allowed would be 7. That is what I would be comfortable with.

Vinson/Emerald Forest has become a relief route for traffic on South First St. Southbound traffic at morning rush hour currently backs up over ¼ mile south of St. Elmo, well south of the project's property. Nineteen units will likely contribute up to 40 vehicles to the mix every day, IF they can get out of their driveways. Vinson/Emerald Forest has now become so full of traffic that South Third St has become a relief route for Vinson/Emerald Forest. I am sure that staff and Council would not endorse adding even more speeding vehicles to a 25mph residential street where children and their parents walk to St Elmo Elementary, or to the bus stop for middle and high school. None of the residents of South Third St would endorse it.

Please forward this email to all interested parties. I am unable to find direct email addresses on the City's website for Councilmember Renteria or his staff members so that I can CC: them directly on this email. Please include them in the list of those to whom you forward this. I have requested Interested Party status on this case in order to remain current on all developments.

Thank you.

Regards.

Marty Halseth  
4410 S. 3<sup>rd</sup> St.  
Austin, Tx 78745  
512/784-8237

## Rhoades, Wendy

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**From:** Southwood Resident <[REDACTED]>  
**Sent:** Friday, August 05, 2016 10:46 AM  
**To:** Rhoades, Wendy  
**Subject:** Re: Concerns over Plan Amendment Case #: NPA-2016-0030.01.SH 4511/4507 Vinson Dr.

Thank you for update Wendy. I will pass along this info to the rest to the neighborhood association!

On Thu, Aug 4, 2016 at 8:59 AM, Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)> wrote:

Hello Tara,

As an update, I spoke with the Applicants last week and said that the request for MF-2 zoning was too intense for this area, given that they are seeking condominium (not multi-family residential, i.e. apartment) use. On Tuesday, August 2<sup>nd</sup>, the Applicant amended the request to the SF-6-NP zoning district and SF-6 is within the range of zoning districts allowed in the Residential Core character district assigned to this property. Hence, a NPA application to the Neighborhood Transition character district is no longer necessary and the case has been withdrawn.

The zoning staff has not yet made a recommendation on the Applicant's amended SF-6-NP zoning district.

Interested and concerned residents should plan to participate in the public hearing process by submitting written correspondence (either individually or on behalf of the Neighborhood Association) to include in the Staff report and speaking to the amended rezoning change at the Planning Commission and City Council meetings. I would be happy to meet with them in advance of the hearings as well.

Wendy

**From:** Southwood Resident [REDACTED]  
**Sent:** Wednesday, August 03, 2016 12:10 PM  
**To:** Meredith, Maureen  
**Cc:** Rhoades, Wendy  
**Subject:** Re: Concerns over Plan Amendment Case #: [NPA-2016-0030.01.SH](#) 4511/4507 Vinson Dr.

Hello Wendy,

I am unclear as to the process of rezoning and would appreciate any clarity you could provide.

The neighborhood association just passed along some info from the developer that made it sound like the city had suggested reducing the request to rezone from MF-2 to SF-6. Has the city already weighed in on rezoning? What rights do current residents have to voice their concern and hold the developer to the current zoning regulations which have been reviewed and agreed upon regularly as part of the Imagine Austin and South Austin Combined Neighborhood Plan?

Thank you so much for your time and attention Wendy. Any insight you can provide will be much appreciated.

Best,

Tara Connolly

On Mon, Aug 1, 2016 at 12:24 PM, Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)> wrote:

Tara:

Thanks you for your comments. I've forwarded them to Wendy Rhoades, the zoning planner and I will add them to my case report.

There will not be a second meeting to discuss the zoning aspects of the property. For zoning questions, people can communicate directly with Wendy.

Please let me know if you have any questions.

Maureen

**From:** Southwood Resident [mailto:[maureensouthwood@austintexas.gov](mailto:maureensouthwood@austintexas.gov)]

**Sent:** Friday, July 29, 2016 4:49 PM

**To:** Meredith, Maureen

**Subject:** Concerns over Plan Amendment Case #: [NPA-2016-0030.01.SH](#) 4511/4507 Vinson Dr.

Hello Maureen,

I thank you for offering to take emails for those of us who wanted to be able to better articulate our concerns over the Vinson Drive Rezoning.

Will there be another meeting at which the city zoning officer will be present? I feel like there were many questions about zoning Monday night that went unanswered.



## Rhoades, Wendy

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**From:** Southwood Resident <[REDACTED]>  
**Sent:** Tuesday, August 23, 2016 1:00 PM  
**To:** Rhoades, Wendy  
**Subject:** Re: Concerns over Plan Amendment Case #: NPA-2016-0030.01.SH 4511/4507 Vinson Dr.

Thank you so much Wendy.

On Tue, Aug 23, 2016 at 11:32 AM, Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)> wrote:

Hi Tara,

The Applicant, Antonio (Tony) Giustino wishes to further discuss his case with neighborhood representatives and has requested postponement of this case until the September 13<sup>th</sup> Planning Commission meeting. He is preparing a conceptual plan to illustrate how the property could be developed under the existing SF-3-NP zoning. So, the action proposed for tonight's Planning Commission meeting is to postpone the case, rather than a discussion about the merits of the case.

Wendy

**From:** Southwood Resident [REDACTED]  
**Sent:** Tuesday, August 23, 2016 6:39 AM  
**To:** Rhoades, Wendy

**Subject:** Re: Concerns over Plan Amendment Case #: [NPA-2016-0030.01.SH 4511/4507 Vinson Dr.](#)

Hi Wendy,

Would you please confirm when the hearing is for the 4511/4507 Vinson Dr. property? The neighborhood association just posted a letter from the builder that says they have canceled it, is that correct?

Email from builder posted on neighborhood association site:

Just an update that I will be postponing the hearing tomorrow until 13 Sept. After talking with Wendy Rhoades, she suggested that perhaps the objecting neighbors are not aware of the alternative to the rezoning. We have been working on the SF-3 alternative which we intend to proceed with if our SF-6 rezone application is unsuccessful. The postponement until the 13th still gives us the ability to make the same City Council meeting at the end of Sept.

We cannot delay much more than that. We have lost a lot of time and money and the objecting neighbors do not seem willing to compromise, hence it is likely we will need to maximize an SF-3 development. Unfortunately, they will probably like that even less. An SF-3 development will place structures within 10 feet of their property lines (in contrast to the SF-6 which provides for a 25ft buffer). Also, it will necessitate larger structures which means higher prices which means a knock on 1) affordability, and 2) future property values/taxes which seemed to be one of the concerns posed by the opposition. Another hit on affordability will be the withdrawal of any SMART housing application. As the layout for SF-3 is inflexible, it will not be a pocket neighborhood but likely a conglomeration of rental units. We have one layout with 9 lots of 7000 sqft size (18 units) and so the density argument is null as there is no material difference.

The question now is what would you want me to build? If I go the SF-3 route it will be an administrative exercise with no input from the neighborhood. I am trying to reach Margaret Dunn (apparent leader of the opposition) but have not had any success. If you have her email please share it; otherwise help me reach out to her so I can talk to the opposing neighbors. Unfortunately I'm out of town the day of your SNA meeting, so if you have alternatives to how I can meet with them (other than go door to door which I will attempt one time), please let me know.

Kind regards,

tony  
toneality@gmail.com  
Antonio Giustino

On Fri, Aug 5, 2016 at 10:46 AM, Southwood Resident <[southwoodresident@gmail.com](mailto:southwoodresident@gmail.com)> wrote:

Thank you for update Wendy. I will pass along this info to the rest to the neighborhood association!

On Thu, Aug 4, 2016 at 8:59 AM, Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)> wrote:

Hello Tara,

As an update, I spoke with the Applicants last week and said that the request for MF-2 zoning was too intense for this area, given that they are seeking condominium (not multi-family residential, i.e. apartment) use. On Tuesday, August 2<sup>nd</sup>, the Applicant amended the request to the SF-6-NP zoning district and SF-6 is within the range of zoning districts allowed in the Residential Core character district assigned to this property. Hence, a NPA application to the Neighborhood Transition character district is no longer necessary and the case has been withdrawn.

The zoning staff has not yet made a recommendation on the Applicant's amended SF-6-NP zoning district.

## Rhoades, Wendy

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**From:** Rhoades, Wendy  
**Sent:** Monday, August 29, 2016 11:36 AM  
**To:** [REDACTED]  
**Subject:** RE: Case #C14-2016-0063.SH

Peggy,

Great question! To confirm, the rear yard setback for SF-3 is 10 feet. Although the rear yard setback for SF-6 is also stated as 10 feet, it does not take into account the application of the City's compatibility standards which are triggered due to the adjacent and more restrictive SF-3 zoned property. Compatibility standards that apply along the north, east and south property lines are listed below and will be implemented at the time of site plan if SF-6 zoning is approved for this property.

- No structure may be built within 25 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the triggering property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the triggering property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed within 50 feet of adjoining SF-4A or SF-2 zoned property.

If the property remains zoned SF-3, or alternatively is zoned SF-4A (small lot single family residences) or SF-5 (townhouse/condominium use, with a maximum of 10 units), then compatibility standards would not apply.

Wendy

**From:** [REDACTED]  
**Sent:** Sunday, August 28, 2016 10:05 PM  
**To:** Rhoades, Wendy  
**Subject:** Re: Case #C14-2016-0063.SH

Wendy,

Thank you for the information.

On page 16 of the June 2014 City of Austin Zoning Guide under Site Development Standards, it states the rear yard requirement for SF-3 is 10 feet. On page 21, it states the rear yard requirement for SF-6 is also 10 feet. Please let me know if these rear yard requirements are still current.

Peggy

-----Original Message-----

**From:** Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>  
**To:** Peggy Dunn <[REDACTED]>  
**Sent:** Thu, Aug 25, 2016 1:30 pm  
**Subject:** RE: Case #C14-2016-0063.SH

Hi Peggy,

I would like to respond to your questions about the achievable number of duplex lots and the enforceability of conceptual plans. Given the size of the property and subtracting an approximate land area for infrastructure, nine duplex lots could mathematically fit on the property. The next question is whether the subdivision design for nine duplex lots meets all City Code requirements as it relates to the site's shape and characteristics, especially as it relates to Vinson Drive. Those questions would be evaluated in depth at the time a subdivision is filed with the City. However, I'm hoping to obtain a copy of the Applicant's conceptual duplex lot subdivision and ask other City staff more knowledgeable about subdivision review to find out if there are any obvious red flags about the proposed lot configuration that would affect the number of lots. As info, there is a subdivision of this property in process, however, it's for one lot which would allow condominium development and therefore, contains less detail than a multi-lot subdivision with new streets.

A conceptual plan is not attached to a zoning ordinance and can therefore, can change if the Applicant decides to do something different. However, a zoning ordinance can outline requirements that incorporate elements of a conceptual plan and are directly related to development standards in City Code such as, "the maximum number of lots is 8" or "the maximum amount of impervious cover is 50%" or "a 30-foot wide building setback is required along the east property line" if agreeable to the neighbors, or if recommended by Planning Commission or approved by Council.

Wendy

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**From:** Peggy Dunn [REDACTED]  
**Sent:** Thursday, August 25, 2016 8:48 AM  
**To:** Rhoades, Wendy  
**Subject:** Re: Case #C14-2016-0063.SH

Hi Wendy,

Thank you for the information.

I am specifically interested in whether or not the applicant could actually fit the nine duplexes for a total of eighteen residencies under SF-3 on this specific property with much of it bordering railroad tracks and only a twenty-one foot section bordering Vinson for a driveway. If this is a question I should direct to a different department or builder please let me know who might be able to answer it for me. Also, is it possible for the applicant to present a conceptual plan and then do something different?

The property owners that signed the petition were all aware that the builder would still be building on the Vinson property, most likely several duplexes, if it remains SF-3. The applicant has suggested that maybe these property owners didn't know what they were signing.

Thanks so much for your time.

Peggy

Sent from my iPad

On Aug 23, 2016, at 10:59 AM, "Rhoades, Wendy" <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)> wrote:

Hi Peggy,

The Applicant could extend a street from Vinson Drive into the property and create a subdivision for duplex lots. I believe the Applicant is preparing a conceptual plan to illustrate how the property could be developed under the existing SF-3-NP zoning.

As an update, the Applicant, Antonio (Tony) Giustino wishes to further discuss his case with neighborhood representatives and has requested postponement of this case until the September 13<sup>th</sup> Planning Commission meeting. He has indicated to me that he will contact you and Joan Owens of the Southwood Neighborhood Association in advance of tomorrow night's meeting.

Wendy

**From:** [peggydunn3@aust.com](mailto:peggydunn3@aust.com) [mailto:[peggydunn3@aust.com](mailto:peggydunn3@aust.com)]  
**Sent:** Monday, August 22, 2016 3:20 PM  
**To:** Rhoades, Wendy  
**Subject:** Re: Case #C14-2016-0063.SH

Hi Wendy,

Thanks for your response. The property owners within 500 feet that I have spoken with are very opposed and concerned about this project as well. I don't think we would have a petition ready by tomorrow however.

I am interested to know what the driveway accessibility to the single family residencies or duplexes would be if this property remained under SF-3 zoning. In a prior email you stated each residence would have to have its own driveway under SF-3 zoning. As there are railroad tracks bordering much of the west side, it appears there would only be a small section bordering Vinson instead of the railroad tracks that could be a potential driveway. Because of this limited accessibility I'd like to know if it would still be possible to build as many as the estimated 9 duplex lots for a total of 18 duplexes.

Thank you.

Peggy

-----Original Message-----

**From:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>  
**To:** Peggy Dunn <[peggydunn3@aust.com](mailto:peggydunn3@aust.com)>  
**Sent:** Mon, Aug 22, 2016 11:49 am  
**Subject:** RE: Case #C14-2016-0063.SH

Hi Peggy,

I have posted the petition results, the petition received and any comment response forms received by 12:30 p.m. last Friday. The comment response forms aren't considered a zoning petition like the original you filed with me last Monday, and I haven't separated the comment response forms as far as whether they are listed on the petition or not. Will a separate listing of those opposed to the case and residing within 200 and 500 feet be submitted?

Wendy

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**From:** Peggy Dunn [<mailto:peggydunn3@aust.com>]  
**Sent:** Friday, August 19, 2016 3:07 PM  
**To:** Rhoades, Wendy  
**Subject:** Re: Case #C14-2016-0063.SH

Hi Wendy,

Thanks. The petition I gave you was only signed by property owners within 200 feet of the proposed project whereas the mailed form was sent to property owners within 500 feet. Since these are two separate groups should both the petition and survey be posted?



Sent from my iPhone

On Aug 19, 2016, at 1:21 PM, Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

Peggy,

Moments ago I received the petition results from the Mapping staff and it is a valid petition at 41.62%. I am also attaching the revised Staff report with the petition materials and all comment response forms received by 12:30 p.m. today. An earlier, pre-petition results version has already been posted online, but will be replaced by this revised version by 6 p.m. tonight.

Wendy

**From:** ~~peggydunn2@austintexas.gov~~  
**Sent:** Friday, August 19, 2016 9:58 AM  
**To:** Rhoades, Wendy  
**Subject:** Re: Case #C14-2016-0063.SH

Wendy,

Thanks for the update. Is it possible to ask the Mapping staff to have the zoning petition results ready before Tuesday since this is time sensitive information?  
Thank you.

Peggy

-----Original Message-----

**From:** Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>  
**To:** ~~peggydunn2@austintexas.gov~~  
**Sent:** Thu, Aug 18, 2016 6:53 pm  
**Subject:** RE: Case #C14-2016-0063.SH

Hi Peggy,

I have not yet received the zoning petition results from the Mapping staff, however, once I have them I will forward to you. Ideally, the results will be available before next Tuesday's Planning Commission meeting and will show all of the names and corresponding addresses of properties within 200', but I'm not certain they will be finished by then.

After considerable discussion, the Staff will support the Applicant's amended request for SF-6 zoning and believes that condominiums that consist of two attached units and stand-alone units are compatible with sf residences, and that the proposed project is comparable to what could be achieved if the property were to be developed with duplexes, an allowed use by SF-3 zoning. Please be advised that this is a Staff recommendation, and the Planning Commission will review our report and is interested in Neighborhood feedback and participation at the public hearing. The Commission will make a recommendation on the rezoning request to the Council, and the Council will take the final action on the case, based on the collective input and recommendations of the applicant, staff, neighbors, and Planning Commission. If the petition is valid, then 9 of the 11 members must vote in favor of anything other than SF-3-NP for the Applicant request of SF-6-NP to be approved. I also received your comment response form in

today's mail and it is included in the material that will be forwarded to the Commission.

The Planning Commission agenda and completed case report can be found through the link below (click on "View Meeting Documents" on the left side of the page) tomorrow afternoon. I've seen a preview of next week's agenda and it looks like the first three items will be postponed to a subsequent meeting date and the Vinson Road zoning case will be the first discussion item.

<http://www.austintexas.gov/planningcommission>

Please let me know if you have additional questions.

Sincerely,  
Wendy Rhoades

**From:** [REDACTED]  
**Sent:** Thursday, August 18, 2016 9:52 AM  
**To:** Rhoades, Wendy  
**Subject:** Re: Case #C14-2016-0063.SH

Good Morning Wendy,

Please let me know of the progress made in determining the validity of the zoning petition. If there is any more information needed to supplement it let me now and I'll provide it.

I sincerely hope the Planning and Zoning Department Staff will listen to the voices of the neighboring property owners to the proposed project in making their recommendation. Many of these tax-paying property owners have had these homes in their families for generations. They do NOT want something of this density that is completely incompatible with neighboring homes.

Please keep me updated on any developments or decisions made regarding this case. Also, if there are any additional properties in the two hundred foot radius that may not have been included in your original approximate sketch please let me know.

Thank you,

Peggy Dunn

-----Original Message-----

**From:** Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>  
**To:** [REDACTED]  
**Sent:** Fri, Aug 12, 2016 10:06 am  
**Subject:** RE: Case #C14-2016-0063.SH

Peggy,

Thank you for bringing the zoning petition information in the Guide to Zoning (page 10) to our attention – we will fix it shortly. City Council information on Page 5 of the attached Word document states that 9 votes are required for a petition to be valid.

Staff is still discussing the proposed rezoning and I anticipate having a Staff recommendation next week. I notified this case for Planning Commission on 8-23-2016 and City Council on 9-22-2016 and the notice of public hearings with an attached comment response form has been mailed.

Wendy

**From:** [peggydunn2@aol.com](mailto:peggydunn2@aol.com) [mailto:[peggydunn2@aol.com](mailto:peggydunn2@aol.com)]  
**Sent:** Friday, August 12, 2016 9:31 AM  
**To:** Rhoades, Wendy  
**Subject:** Re: Case #C14-2016-0063.SH

Wendy,

Thank you for your responses last week. Though the applicant has decreased his zoning proposal to SF-6, this does not appear to alter his project. Eighteen condominiums on 1.9 acres is too intense for this neighborhood. It is no way compatible with adjacent homes. There are no other condominiums or apartments in this neighborhood. The neighboring residential single family homes are on an average lot size of .28 acres. There are no other properties with the zoning of SF-6, and to approve this appears to be spot zoning. The zoning petition is in progress.

In the City of Austin Zoning Guide on page 8, it states that six out of seven City Council members are required to overturn a valid petition. This information is from June 2014 and appears to be outdated. Please send me the most current information on what is required to overturn a valid petition.

Please let me know if I should be directing my concerns to Michael Simmons-Smith instead or as well.

Thank you for your consideration.

Peggy Dunn  
4409 S 3rd St  
Austin TX 78745  
512-577-6495

-----Original Message-----

**From:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>  
**To:** [peggydunn2@aol.com](mailto:peggydunn2@aol.com)  
**Sent:** Fri, Aug 5, 2016 10:34 am  
**Subject:** RE: Case #C14-2016-0063.SH

Peggy,  
Please see my responses below.

Wendy

**From:** [peggydunn2@aol.com](mailto:peggydunn2@aol.com) [mailto:[peggydunn2@aol.com](mailto:peggydunn2@aol.com)]  
**Sent:** Thursday, August 04, 2016 9:19 AM  
**To:** Rhoades, Wendy  
**Subject:** Re: Case #C14-2016-0063.SH

Hi Wendy,

Thanks for resending the map, I got it.

Could you please let me know under the current zoning of SF-3 how many houses this builder would be able to build specifically on the Vinson property? I see on the Zoning Guide that the minimum lot size is 5,750 sq ft. However on this particular property much of it borders railroad tracks and doesn't have much direct street access. It is a dangerous area as traffic is bad and visibility driving south over the railroad tracks is poor. Would each house be required to have it's own driveway under SF-3 zoning? The existing SF-3 zoning permits single family residences, duplexes and secondary apartments (main house, plus an accessory dwelling unit) to occur. The site is 1.9 acres in size and as an estimate, assuming a minimum 5,750 s.f. is used for sf residences, the site would allow for a max. of 11 or 12. (As a general rule of thumb, I remove 20% of the site area from the buildable area and assume it will be used for utilities and infrastructure.) For duplex use, the minimum lot size is 7,000 s.f., so I would estimate 9 duplex lots/18 duplexes could be built. Yes, each sf residence and duplex is required to have its own driveway.

I have heard the builder is considering changing the proposed zoning to SF-6. This would not change his plan for several condominiums which are incompatible with other residencies in the neighborhood. This would be spot zoning as there are no other properties with either MF-2 or SF-6 zoning in this neighborhood. We are proceeding with the zoning petition. As an update, I spoke with the Applicants last week and said that the request for MF-2 zoning was too intense for this area, given that they are seeking condominium (not multi-family residential, i.e. apartment) use. On Tuesday, August 2<sup>nd</sup>, the Applicant amended the request to the SF-6-NP zoning district and SF-6 is within the range of zoning districts allowed in the Residential Core character district assigned to this property. Hence, a NPA application to the Neighborhood Transition character district is no longer necessary and the case has been withdrawn.

The zoning staff has not yet made a recommendation on the Applicant's amended SF-6-NP zoning district.

Thanks and I look forward to hearing from you. Please let me know if there is any other information I should have. I am unsure if the Applicant presented the proposed site plan (which is a separate process from zoning) at the Neighborhood Plan Amendment meeting, but am attaching it in case you do not have it.

Peggy Dunn

-----Original Message-----

From: Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>

To: [peggy.dunn@austintexas.gov](mailto:peggy.dunn@austintexas.gov)

Sent: Tue, Aug 2, 2016 3:48 pm

Subject: FW: Case #C14-2016-0063.SH

Hi Peggy,

Here it is, it's a pdf map.

Wendy

From: [peggy.dunn@austintexas.gov](mailto:peggy.dunn@austintexas.gov)

Sent: Tuesday, August 02, 2016 3:43 PM

To: Rhoades, Wendy

Subject: Re: Case #C14-2016-0063.SH

Hi Wendy,  
Could you please resend the map outlining the 200 foot perimeter around the Vinson property? I wasn't able to open it.  
Thanks.

-----Original Message-----

From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>  
To: Peggy Dunn <[REDACTED]>  
Sent: Tue, Aug 2, 2016 2:06 pm  
Subject: RE: Case #C14-2016-0063.SH

Margaret,  
The petition can be submitted to me at any time prior to the Council hearing. Although the Planning Commission and City Council dates have not yet been scheduled, the Council date will not be any earlier than September 22, 2016.  
For the Spanish version, it's okay to summarize what I've written before regarding the petition information and instructions.

Wendy

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**From:** Peggy Dunn [REDACTED]  
**Sent:** Tuesday, August 02, 2016 1:44 PM  
**To:** Rhoades, Wendy  
**Subject:** Re: Case #C14-2016-0063.SH

Thanks Wendy. Is there a certain time frame the petition would need to be submitted by? I plan to write the petition in both English and Spanish, please let me know if there are any specific guidelines that need to be followed. Thanks!

Sent from my iPhone

On Aug 2, 2016, at 12:22 PM, Rhoades, Wendy  
<Wendy.Rhoades@austintexas.gov> wrote:

Hi Margaret,

Below is a link to a document that describes the zoning petition process and contains a sample petition, and I am also attaching the zoning map with the 200' petition area (very) approximately sketched in. I need original inked signatures of the property owners on any petition submitted to the City. From there, the petition will be calculated and I will provide the results to the contact person. In accordance with State law, a zoning petition is considered "valid" when the owners submitting written opposition occupy a land area greater than 20% of the overall petition area.

[http://www.austintexas.gov/sites/default/files/files/Planning/Applications\\_Forms/Zoning\\_Petition.pdf](http://www.austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Zoning_Petition.pdf)

Wendy Rhoades



512-974-7719

**From:** [REDACTED]  
**Sent:** Tuesday, August 02, 2016 10:56 AM  
**To:** Rhoades, Wendy  
**Subject:** Case #C14-2016-0063.SH

Hi Wendy,

I am a homeowner on S 3rd St within 500 feet of the proposed rezoning at 4507 & 4511 Vinson Ln. I am very opposed to the rezoning of this property, as are many of my neighbors. There are no other multi-family dwellings in this neighborhood and we want to keep it that way. It would also add to what is already a dangerous traffic problem.

I discussed these concerns with Maureen Meredith and she said you would be able to give me the information I need for a zoning petition. Please send me this information as soon as possible. There is a great amount of opposition to this in our neighborhood.

Thank you,

Margaret Dunn  
4409 S 3rd St

<C14-2016-0063.SH map.pdf>

<C14-2016-0063.SH REVISED report.pdf>

## Service Request Summary Report

### 16-00225173

Printed Date : Aug 30, 2016 2:01:25 PM

**Type:** Bicycle Issues  
**Area:** -  
**Group:** Bicycle & Pedestrian Planning  
**Jurisdiction:** City of Austin  
**Input By:** User, Cwi  
**Method Received:** Web  
**Location:** 4507 VINSON DR, AUSTIN, TX 78745

**SR #:** 16-00225173  
**Priority:** Standard  
**Status:** Open  
**Status Date:** Aug 30, 2016 2:01:05 PM  
**Created Date:** Aug 30, 2016 8:04:32 AM  
**Overdue on:** Sep 14, 2016 8:04:32 AM

**Location Details:**

**SR Comments:** The neighborhood is very concerned about the safety of this section of Bike Route 31. <http://wp.me/P7Q9rp-l>

**Flex Notes**

Flex Note Question	Flex Note Answer
What is the issue regarding? (Choose from list)	
If miscellaneous, enter details here:	
Tell the caller - if they want an update to call us back after 2 weeks.	
What is the issue regarding? (Choose from list)	New Bicycle Lane Request
Description - Other Information	

**Participants**

Participant Type	Participant Name	Address	Email	Phones/Extension
Citizen	Connolly, Tara	4606 ENGLEWOOD DR, AUSTIN, TX 78745	southwoodresident@gmail.com	

**Activities**

Activities	Assigned Staff	Due Date	Completed Date	Outcome
Check issue in field				

**Details**

**Activities**

Activities	Assigned Staff	Due Date	Completed Date	Outcome
Review Request	Welch, Elizabeth	Oct 25, 2016 6:00:00 PM	Aug 30, 2016 2:01:00 PM	Completed

**Details**

## Rhoades, Wendy

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**From:** Esquivel, Joan  
**Sent:** Tuesday, August 30, 2016 10:47 AM  
**To:** Southwood Resident  
**Subject:** RE: Question on Development in Williamson Watershed

Dear Tara:

We greatly appreciate your concern for the proposed development of the property.

Individual zoning cases are initiated by the property owner, who typically hires an agent to prepare and advocate for the change - or does this work themselves. The case then follows this process: 1) reviewed by City staff for a recommendation; 2) reviewed by the Zoning and Platting (ZAP) Commission or the Planning Commission (PC) for a recommendation; and 3) sent to City Council for final approval or disapproval.

The staff recommendation provides an analysis representing the City of Austin's long-term interests. The ZAP/PC and Council meetings are public meetings, subject to the Open Meetings Act – we strongly encourage anyone interested to attend and voice support/opposition or provide additional input, and may also bring experts to provide their professional view.

Zoning proposals evaluate land uses at a particular location. In standard rezoning cases, a zoning change does not include the preparation or analysis of a drainage study; however, the developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process when a lot and street layout is proposed. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties. In addition to the Villas at Vinson Oak zoning case, the corresponding subdivision and site plan applications have been filed with the City, and the drainage studies submitted are in review by the City's drainage and water quality engineering staff. For review of the case files, please contact Sylvia Limon, the subdivision case manager at 512-974-2767 (reference #s C8-2016-0089.OA) and Michael Simmons-Smith, the site plan case manager at 512-974-1225 (reference # SP-2016-0276C.SH).

Please feel free to contact us with any additional questions!

Joan Esquivel, Records Analyst  
City of Austin, Watershed Protection Department

**From:** Southwood Resident [mailto:SouthwoodResident@att.net]  
**Sent:** Monday, August 29, 2016 12:25 PM  
**To:** WPD PIO  
**Subject:** Question on Development in Williamson Watershed

Hello Austin Watershed Protection Department,

I am getting in contact with you because I am looking for information regarding the impact a proposed development in the Southwood neighborhood of Austin will have on the Watershed.

Currently, a developer has a proposal with the city to change zoning from SF-3 to SF-6, so that 19 condos can be built on 1.9 undeveloped acres. It seems from [your site page regarding the Williamson Creek Flooding](#) that this dense development would adversely affect your efforts?

Can you help? Right now, there are many residents who are concerned, and have many questions.

Any information you can provide will be greatly appreciated.

Best,

Tara Connolly

## Rhoades, Wendy

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**From:** Gibbs, Carol  
**Sent:** Monday, October 03, 2016 8:11 PM  
**To:** Ray Collins  
**Cc:** Rhoades, Wendy  
**Subject:** RE: Vinson Drive development 2016-064355 ZC; C14-2016-0063.SH

Ray,

I will do my best to answer your questions, below, but please remember I am not intimately involved in Zoning Review (or any other reviews for that matter), and therefore can sometimes be wrong, so I always do my best to "condition" my responses as such. I also do not have time to review the blog in depth, as I'm just back from a week's vacation and need to catch up with other emails as well... That said, here are my thoughts:

I encourage you to share this with the rest of the Contact Team, before sharing more widely, to provide the rest of the team with the benefit of having the same information. I also ask that if you then have additional questions about any of this, please ask for clarification from me or Wendy before posting the questions publicly, so we can try to get ahead of any additional confusion around this case... It is understandably complicated, on several fronts, and the more focus we can help everyone get on all the moving parts, the more constructive the conversation with the Applicant will be, when that happens. One of the things seeming to still confuse folks is that the applicant initially applied for MF-2 (Multi-Family), but he has now taken that off the table. Yet I still see references to MF-2. We need to be sure everyone is focused on SF-3 (current) and SF-6 (proposed).

I consulted with Wendy Rhoades, and have pasted below part of an email she had sent to another Vinson neighbor back in August, which might allay some concerns about the feasibility of 9 lots under current SF-3 zoning, and the impact of the proposed SF-6 zoning. You may have already seen this elsewhere....

From Wendy Rhoades, Aug. 25:

I would like to respond to your questions about the achievable number of duplex lots and the enforceability of conceptual plans. Given the size of the property and subtracting an approximate land area for infrastructure, nine duplex lots could mathematically fit on the property. The next question is whether the subdivision design for nine duplex lots meets all City Code requirements as it relates to the site's shape and characteristics, especially as it relates to Vinson Drive. Those questions would be evaluated in depth at the time a subdivision is filed with the City. However, I'm hoping to obtain a copy of the Applicant's conceptual duplex lot subdivision and ask other City staff more knowledgeable about subdivision review to find out if there are any obvious red flags about the proposed lot configuration that would affect the number of lots. As info, there is a subdivision of this property in process, however, it's for one lot which would allow condominium development and therefore, contains less detail than a multi-lot subdivision with new streets.

A conceptual plan is not attached to a zoning ordinance and can therefore, can change if the Applicant decides to do something different. However, a zoning ordinance can outline requirements that incorporate elements of a conceptual plan and are directly related to development standards in City Code such as, "the maximum number of lots is 8" or "the maximum amount of impervious cover is 50%" or "a 30-foot wide building setback is required along the east property line" if agreeable to the neighbors, or if recommended by Planning Commission or approved by Council....



In my words: the raw dimensions/size of this parcel **\*might\*** be able to accommodate 9 “duplex lots” - on an ideal site with no additional “challenges”. As Wendy explained above, that rough estimation does not take into consideration the specific characteristics of **\*this\*** site, and the various requirements of the Land Development Code that could “cost” the applicant one or more units OR lots. For example: the Heritage Tree Ordinance may require them to work around the tree near Vinson; there are regulations about single driveways accessing a public street; required Fire Dept. access to all the internal units; the railroad tracks limiting access to much of the site; any reduction in buildable space due to the configuration of the individual lots, and many more. It is entirely possible that 9 Duplex Lots (18 Units) will not fit onto that particular site, but as Wendy said above, that level of review has not been done – and it doesn’t sound like it can be done, because we cannot require that the applicant “prove up” the duplex option. It will be up to the applicant to decide if he is willing to provide enough detail to satisfy the neighbors’ doubts about the viability of 9 lots with a total of 18 units – and his receptiveness to that request may say as much as any drawings would.

Wendy gave examples above of some “requirements” that could be added to the zoning ordinance “if agreeable to the neighbors”. I want to point out that by the same token, the [ neighbors / Neighborhood Association / Contact Team ] can ask the Applicant to commit to such requirements, in order to garner support, or even just “non-opposition” for the rezoning. I have seen some cases where the Applicant refused to agree to the neighborhoods’ conditions, or would only meet them half-way, but then the neighborhood representatives were successful in convincing City Council to impose those conditions anyway. I would never suggest you rely on that happening - just letting you know that not all zoning cases go exactly as the applicant requests.

It is always ideal for PC & Council if the case comes to them with all conditions already being agreed to by a consensus of the stakeholders (of which the applicant is certainly one!). It is the conditions the City Council approves on 3<sup>rd</sup> Reading that are then documented as part of the Zoning Ordinance, in what we call “Conditional Overlays”, depicted by a “-CO” in the zoning string (eg, SF6-CO-NP). These conditions would stay with the land, along with the zoning, regardless of ownership. **For a more complete list of what types of restrictions can be added as a “CO”, see page 77 of the 100-page [Guide to Zoning](#) , linked on the [Neighborhood Planning Resources](#) website.**

See below for more my responses to your additional specific comments.

Carol

**From:** Ray Collins [mailto:ray.collins@cityofaustin.com]  
**Sent:** Thursday, September 29, 2016 3:36 PM  
**To:** Gibbs, Carol  
**Cc:** Rhoades, Wendy; Meredith, Maureen  
**Subject:** Vinson Drive development 2016-064355 ZC; C14-2016-0063.SH

Ms. Gibbs,

As an individual member of the South Manchaca Neighborhood Plan Contact Team, I have initiated a discussion about the Vinson Drive development on Nextdoor. A question has arisen for which we need your help in pointing us to the correct answer and/or an independent expert who is willing to answer given that she/he would be working pro bono.

I am not allowed to recommend any individual as a consultant, even pro bono. However, I can suggest that if you are a member of the Austin Neighborhoods Council listserv ([ANCtalk](#)), you might pose the question to other neighborhoods and see what kind of responses you get. Often, folks are happy to share their experiences, although you may hear from more than just an “expert”.

I have courtesy copied the case manager, Ms. Rhoades, Planning and Development Review Department, because of this email she sent to Joan Owens earlier this year.

The existing SF-3 zoning permits single family residences, duplexes and secondary apartments (main house, plus an accessory dwelling unit) to occur. The site is 1.9 acres in size and as an estimate, assuming a minimum 5,750 s.f. is used for sf residences, the site would allow for a max. of 11 or 12. (As a general rule of thumb, I remove 20% of the site area from the buildable area and assume it will be used for utilities and infrastructure.) For duplex use, the minimum lot size is 7,000 s.f., so I would estimate 9 duplex lots/18 duplexes could be built. Each sf(3) residence and duplex is required to have its own driveway.

The developer has submitted a non-binding, conceptual site plan which shows eighteen structures (see attachment).

Again, the applicant is not required to submit an engineer's rendering at this stage, which would require things being drawn to scale, etc.; the absence of a "connection" between the two units on each lot is really just one of many things that seem to be missing from that drawing. I understand your concern, but I am optimistic that the meeting that will eventually occur between the applicant (or his representatives) and the neighborhood area stakeholders will result in a better estimation of how many units could be built under SF-3 zoning, given the specific site constraints. And even if it doesn't, you all can still draw your own line in the sand as to how many units you will / will not oppose as a condition of SF-6, IF you will even support it conditionally.

Although I am unsure about her continuing involvement, I have also courtesy copied the leader of the public meeting July 26th, Ms. Meredith in the Zoning and Planning Department because, after Tara Connolly, now a member of the SMNPCT, inquired of Zoning Department Services about the feasibility of this site plan, she posted the following on the website she made to track the Vinson Drive development.

Confirmed with the City of Austin's Zoning Department Services that would translate into 9 structures, with 2 units/residences in each structure. The alt SF-3 plan provided by the developer shows 18 structures, which is incorrect. Updated blog content below is in blue. We are still looking for people with engineering, zoning or flood mitigation experience to offer guidance.

I honestly think looking at the SF-3 drawing is a waste of energy – the drawing is not realistic to the site, whether the 2 units on each lot are connected or not. It does tell us he wants to put 18 on the SF-6 lot, but that is probably still negotiable once you all meet with him, if he is sincere about wanting to work with y'all.

You can find this under the "Posts" tab at this link:

<https://southwoodresident.wordpress.com/>

The City of Austin Zoning Services Department cited this:

DUPLEX RESIDENTIAL use is the use of a site for two dwelling units withing a single building, other than a mobile home. For additional regulations, see Austin City Code 25-2-773 and 25-2-778

So, is it nine structures or eighteen?

Welcome to the world of confusing Code language. While I've not reviewed the Code Citations above, there is probably some further clarification there. But I can tell you that in this case, Wendy is saying that this parcel **\*might mathematically\*** accommodate 9 LOTS, each must be at least 7,000 square feet in order to have a duplex (2 residential units)... for a total of 18 residential units (I'm staying away from the word "structure").

This is an important question to me as an individual member of the SMNPCT because the only way I might even consider a zoning change from SF-3 to SF-6, given there is a valid petition in opposition from the neighbors adjacent to the property, is if less impermeable cover results from SF-6 zoning.

I certainly understand that. And while I don't want to come across as advocating for SF-6, I do want to be sure you understand what can be done with it: Impervious Cover is one of the conditions you can ask the developer to limit, as Wendy described above. My experience, however, has been that it often ends up at a compromise: the neighborhoods often have to settle for 50%, rather than the 45% of SF-3, but at least they kept it below the allowed 55% IC of SF-6. So I seriously doubt you could get them to agree to LESS than 45% Imperv. Cover. Another thing to consider is that anything built under SF-6 zoning has to be built under the Commercial Building Code, and that means a Site Plan has to be reviewed & approved. By definition, that already means more scrutiny than a SF-3 Subdivision case would get. The South Lamar Mitigation Plan spells out details about "additional 10%

See this Table of Residential Zoning Development Standards:  
[www.austintexas.gov/sites/default/files/files/Planning/site\\_stds\\_res.pdf](http://www.austintexas.gov/sites/default/files/files/Planning/site_stds_res.pdf)

A related question about Ms. Rhoades email that Joan was unable to answer is whether Ms. Rhoades' calculations were based only on square footage of the 4507/4511 Vinson Drive property. Did she consider the fact that there is a heritage tree at the south end of the property and a railroad right-of-way at the north end, both of which would block driveways from whatever number of duplexes might be built?

These are perfect examples of site-specific considerations that Wendy's "mathematical" calculation did not include, but would be included in the actual review of a SF-3 Subdivision case. As I hope was clear earlier, the City cannot **\*require\*** the applicant to provide a fully engineered rendering of a SF-3 layout, but the neighbors are certainly welcome to raise questions to him that might result in him providing more detail than the City can require – if he's truly willing to work with the neighbors...

Ray Collins

I hope that helps!!

Carol

Carol Gibbs, Neighborhood Advisor  
Neighborhood Assistance Center  
Planning & Zoning Department  
512-974-7219

**[Please click here to complete an anonymous Satisfaction Survey about the Neighborhood Assistance Center](#)**

**Please note:** E-mail correspondence to and from the City of Austin is subject to requests for required disclosure under the Public Information Act

## Rhoades, Wendy

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**From:** Gibbs, Carol  
**Sent:** Thursday, October 27, 2016 4:00 PM  
**To:** Missy Bledsoe; Michael Cosper; Navvab Taylor - Secretary (████████████████████), Southwood Officers Neighborhood; David Foster - Secretary; Debbie - SWAN SMNPCT; Greg Trippe - 1st VP; Jaki Frost SACNP; Joan Owens - President; John Sheppard - SWAN SMNPCT; Louise Lillner; Marshall Escamilla - 2nd VP; Michael Cosper; Michael Lazarus - Treasurer  
**Cc:** Rhoades, Wendy; Guerrero  
**Subject:** Villas at Vinson Oak Zoning Case  
**Attachments:** development\_matrix.pdf

Dear Villas at Vinson Oak Stakeholders,

I wrote the following in response to a simple question about process, and thought it might be useful for you all – feel free to share/post/etc. in full. I am happy to answer any questions (to the extent of my knowledge) about this at the Nov. 1 meeting, as time and y'all's preferences allow.... I'm also happy to print copies of anything I have hyperlinked here to the Nov. 1 meeting – or anything else you find online that might be useful... I may even be able to bring a few hard copies of the SACNP itself, if we have a bunch here... just let me know?

The zoning application was originally to change this parcel from **SF-3** (low-density single-family zoning) to **MF-2** (low-density multi-family zoning). That “increase in entitlements” on this parcel would constitute a modification in the Future Land Use Map (FLUM), which, by Code, would trigger a required meeting between the applicant, the Contact Team, and any stakeholders within 500 feet of the property. After such a meeting (often a separate meeting), the Contact Team would normally decide their collective position, and write a letter to go in the case file, stating their opposition/lack of opposition/conditioned support for the case. This process is up to the Contact Team or Neighborhood Association, whichever body is taking the lead on the particular case.

Since this applicant has now dropped his request from MF-2 to **SF-6** (high-density single-family zoning), it does **not** trigger a FLUM change, and that meeting is **not required by Code**. However, in this case, the applicant's first attempts to communicate with the neighborhood representatives and residents were apparently so counter-productive, it's obvious to all involved that he still needs to meet with y'all. Thus, he has hired Linda Guerrero as his spokesperson, to help him get his communications with you all back on track. I've worked with Linda before, and I think she will be an asset to the conversations, regardless of the outcome on the zoning.

Even in neighborhoods that don't have a Neighborhood Plan, the Planning Commission (PC) expects applicants to have already met with the neighborhood before they hear the case, to work out as much as possible. So, although the Code is not requiring this official meeting between the Applicant and the Contact Team, the Contact Team has apparently agreed to host this conversation – I think that's a great idea, as it gives them some experience in this new world they've entered! In this situation, it could just as easily be the Southwood NA hosting the meeting – it's really a moot point as to who is organizing it. The point here is that there is so much angst around this case that the applicant would be foolish to not meet with the neighbors, and it sounds like he has realized that! I assume he hopes that after meeting with the neighbors, he will be able to present to the PC some kind of a compromise between what he is asking for (SF-6) and what the neighbors want. The PC will recommend - and subsequently, Council will decide – who should get what, and who gives where...

We all know there has been a “Valid Petition” filed by property owners within 200 ft, against changing the zoning to anything but SF3. Valid Petitions can be very powerful tools, as some Councilmembers have made a



point to say they will not vote to over-ride one, and it takes a “super-majority” (3/4) vote of Council to do so (see how the Valid Petition process works here: [Zoning Petition](http://www.austintexas.gov/department/zoning-resources) - linked on [www.austintexas.gov/department/zoning-resources](http://www.austintexas.gov/department/zoning-resources)). However, you all need to remember that a Valid Petition really only affects the Council vote, not the Planning Commission. So it’s very possible that the PC could recommend an up-zoning and then Council could deny it. No one can predict what will happen.

You can read about NP Amendments in our Land Development Code if you like: [ARTICLE 16. - NEIGHBORHOOD PLAN AMENDMENTS](#). But again, it is no longer relevant to this case, because up-zoning from SF3 to SF6 does not qualify as an Amendment to the Neighborhood Plan, like an up-zoning to MF2 would.

I can only assume, from the Contact Team’s postponement request letter that they already anticipate needing to meet again after the Nov. 1 meeting – and that they won’t take a final neighborhood position on Nov. 1. This is very common. Neighborhood Associations and/or Contact Teams often meet a second time (or more) - with or without resident stakeholders who are not “voting members”, and usually without the developer present, to hold their internal debates/discussions/vote on what position to take publicly regarding the case. This is usually where a lot of strategizing comes into play: “What are we willing to support, or not, or just “not oppose”, and what do we want to ask of the applicant, in exchange for that support?” Some of those “conditions” can be incorporated into the Zoning Ordinance that will be written by City Staff, representing the new zoning on this parcel. The ordinance will not actually be written until it gets close to the 3<sup>rd</sup> Reading at City Council.

“Conditions” that can be included in a “Conditional Overlay” (CO), which is attached to the Zoning Case (eg. SF6-CO-NP) are listed on pg. 74 of the [Guide to Zoning](#), linked on the City’s [Neighborhood Planning Resources](#) (other good resources also on that page). Additional conditions that neighbors might want to add (such as additional street improvements), but are beyond the scope of what can be added to a zoning ordinance, are not listed there. For such agreements – only if the owner is willing, of course - there would have to be a “Private Restrictive Covenant” (Private RC) signed between the neighborhood and the owner (the City will not be a party to it). A verbal commitment would not carry over to another owner, if he were to sell the property before it’s built out. A “Private RC” takes a lot of work on the neighborhood’s part, so it needs to be fully vetted. I’m happy to have that conversation if/when the time comes.

**Timing:** On Oct. 25, Planning Commission postponed this case to Tuesday, December 13 (6:00pm, Council Chambers). Because they postponed it to a “date-certain”, a public notice will **not** be mailed. Backup materials for that meeting will be posted on the previous Friday at [www.austintexas.gov/cityclerk/boards\\_commissions/meetings/40\\_1.htm](http://www.austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm). In the meantime, you can review the [Backup documents that were posted for the Oct. 25 agenda](#) – just know that additional items will be added for the Dec. 13 hearing, as they come in. This should give everyone time to continue discussions about the case, even after the Nov. 15 meeting. I hope everyone will make good use of that time to understand all the differences between SF3 and SF6. This case will be posted for Council on Dec. 15, but when a PC hearing and a Council hearing are in the same week, Staff typically requests (and gets) a postponement of the Council hearing, to allow time to process the PC’s findings. Thus, due to Council holidays, the Council hearing for this case will **likely** not be until at least January 2017 – again, giving plenty of time for further discussions after the Planning Commission hearing.

All this, to say that the Contact Team does not have to make a decision on Nov. 1 – or even Nov. 15. But you should start doing the homework and having the necessary conversations toward that eventual decision.

Finally – I’ve attached a somewhat outdated, but basically still accurate, matrix that shows the relative “timeline” of zoning/subdivision/site plan applications. This might help folks understand the “relationship” between the various applications that have been submitted for “Villas at Vinson Oak”. The zoning case has to be resolved - one way or another - before the review of the other applications can be completed. In fact, if the zoning is denied, and it stays SF3, then the Subdivision and Site Plan applications will likely be withdrawn,

because they are written with the presumption of SF6 zoning. Submitting all the applications at once is perfectly legal – Staff just is not allowed to process them “out of order”.

Please feel free to call/email if there are further questions.

Carol

P.S. in closing, I feel compelled to “put it out there” for whomever this gets shared with: as a Neighborhood Advisor, I would advise all neighborhood stakeholders to approach the upcoming meetings - and especially the volunteers from the neighborhood who will be hosting them - with respect and courtesy. Regardless of what the neighborhood’s “official position” might be, and whatever the ultimate resolution of this zoning case might be, the applicant is likely not going to be your neighbor. But everyone else is already neighbors, and will continue being neighbors – some of whom will likely disagree with the ultimate majority “vote” on this case, whatever it may be. I was a NA President years ago, and I know how that role can feel completely unappreciated at times, especially during debates like this. Please work together, respect others’ concerns & values, and acknowledge the work that these officers (NA and CT) are doing, in their spare time, often in addition to full-time jobs, for the sake of the larger neighborhood. Even if you disagree. Thanks for listening!

Sincerely,

Carol Gibbs

Carol Gibbs, Neighborhood Advisor  
Neighborhood Assistance Center  
Planning & Zoning Department  
512-974-7219

**[Please click here to complete an anonymous Satisfaction Survey about the Neighborhood Assistance Center](#)**

**Please note:** E-mail correspondence to and from the City of Austin is subject to requests for required disclosure under the Public Information Act



## DEVELOPMENT PROCESS

	Development Assessment →	Zoning →	Subdivision →	Site Plan →	Building Plan →	Inspection
<b>Regulation Review Elements</b>	<ul style="list-style-type: none"> <li>• Pre-Application Review</li> <li>• Explanation of Procedures and Requirements for all Processes</li> <li>• Fee Estimates</li> <li>• Potential Issues</li> <li>• Exemptions</li> <li>• Corrections</li> <li>• Land Status</li> </ul>	<ul style="list-style-type: none"> <li>• Land Use Appropriateness</li> <li>• Development Intensity Density Height</li> <li>• Traffic Impact</li> <li>• Environmental Impact</li> </ul>	<ul style="list-style-type: none"> <li>• Park Land Design Layout</li> <li>• Lot/Tract Size Circulation Street</li> <li>• Drainage/Grading Flood Plain</li> <li>• Environmental Water Quality Tree/Vegetation Habitat</li> <li>• Critical Features Utilities Transmission Distribution Service</li> </ul>	<ul style="list-style-type: none"> <li>• Design Intensity Density Height Setbacks</li> <li>• Compatibility Driveways Parking/Circulation</li> <li>• Traffic Impact Construction Drainage Grading Flood Plain</li> <li>• Environmental Landscaping/Tree Water Quality Utilities (Service)</li> <li>• Fire (Site)</li> </ul>	<ul style="list-style-type: none"> <li>• Health</li> <li>• Taps</li> <li>• Electric Service</li> <li>• Industrial Waste</li> <li>• Construction Occupancy Access/Exiting Structural Mechanical Electrical Plumbing Energy Fire</li> <li>• Zoning Review</li> <li>• Signs</li> <li>• Barricades</li> <li>• Underground Tanks</li> </ul>	Site & Building Plan Compliance
<b>Notice</b>	_____	<ul style="list-style-type: none"> <li>• Property Owners within 300', Registered Neighborhood Organizations, Sector Groups at time of Application, and for Public Hearings</li> <li>• Signs Posted</li> <li>• Newspaper Ads</li> </ul>	<ul style="list-style-type: none"> <li>• Property Owners within 300', Registered Neighborhood Organizations, Sector Groups at time of Application, and for Public Hearings (Preliminary Only)</li> </ul>	<ul style="list-style-type: none"> <li>• Property Owners within 300', Registered Neighborhood Organizations, Sector Groups at time of Application, and for Public Hearings (If Any...)</li> </ul>	_____	_____
<b>Approval Authority</b>	_____	City Council	<ul style="list-style-type: none"> <li>• Planning Commission</li> <li>• Dev. Review and Inspection Final w/o Prelim. S 4 lots Amended Plats</li> </ul>	<ul style="list-style-type: none"> <li>• Dev. Review and Inspection</li> <li>• Planning Commission Conditional Use Hill Country</li> </ul>	<ul style="list-style-type: none"> <li>• Dev. Review and Inspection</li> </ul>	<ul style="list-style-type: none"> <li>• Dev. Review and Inspection</li> </ul>
<b>Appeal</b>	_____	_____	<ul style="list-style-type: none"> <li>• Watershed Variances to City Council</li> </ul>	<ul style="list-style-type: none"> <li>• Waivers to Planning Commission w/ Appeals to City Council</li> <li>• Planning Commission Approval Appeal to City Council</li> </ul>	<ul style="list-style-type: none"> <li>• Building Official</li> <li>• Trade Boards</li> <li>• Zoning Variances to Board of Adjustment</li> <li>• Sign Variances to SRB</li> </ul>	<ul style="list-style-type: none"> <li>• Building Official</li> <li>• Trade Boards</li> </ul>
<b>Product</b>	Assessment Report	Zoning Ordinance	Preliminary Plan Recorded Plat	Released Site Plan	Building Permit	Certificate of Occupancy

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number: C14-2016-0063.SH**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: August 23, 2016, Planning Commission  
September 22, 2016, City Council**

Your Name (please print)

Manuel Loera

Your address(es) affected by this application

4606 Rainwater Blvd Austin Texas 78745

Signature

Daytime Telephone:

512-461-1895

Date

8-14-2016

☐ I am in favor  
☒ I object

Comments:

Vinson street Can not Support  
High traffic. There will be  
fatalities.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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**Case Number: C14-2016-0063.SH**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: August 23, 2016, Planning Commission**

**September 22, 2016, City Council**

Patricia Packert

Your Name (please print)

4524 S. 3RD ST.

Your address(es) affected by this application

Patricia Packert

Signature

Date

Daytime Telephone: 512-417-0724

Comments: The proposed building would be immediately behind my property. There is no alternative roads for traffic other than S. 3RD which would even create more traffic. The proposed building would be within 300 ft of the railroad that "DOES" have trains running. Vinson Dr. was a dirt road at one time, it is narrow, and is not going to be widened due to the proximity of rail tracks. Our privacy will be evaded and TAXES Raised. I've been

If you use this form to comment, it may be returned to: here since

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

1960 this was

my parents home.

This neighborhood Rd

1000

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Case Number: C14-2016-0063.SH  
Contact: Wendy Rhoades, 512-974-7719  
Public Hearing: August 23, 2016, Planning Commission  
September 22, 2016, City Council

JOHONAS R. & CAROL NAUERT  
Your Name (please print)

☐ I am in favor  
☒ I object

4506 South Third St.  
Your address(es) affected by this application

JOHONAS R. NAUERT & CAROL NAUERT 08/15/16  
Signature Date

Daytime Telephone: 512.444.5895

Comments: The 4500 block of So. 3<sup>rd</sup> St. is a one block long street populated with families consisting of parents, children, grandparents & grandchildren of various ages. This last section of So. 3<sup>rd</sup> starts on the north across from St. Elmo Elementary & on the south at a cross street leading into more streets like ours. Our street is used as a cut-through for people south of us going to the 1<sup>st</sup> St/St. Elmo Traffic light for easier access from our neighbourhood. VINSON/EMERALD ZONE

runs west of us. A thoroughfare for neighbourhoods running south to STASSNEY LN. The intersection of VINSON & ST. ELMO has NO light & backs up like 50<sup>th</sup> during rush hour, especially during the school year. This proposed development would add even more congestion to our already busy streets.

If you use this form to comment, it may be returned to:  
City of Austin  
Planning & Zoning Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810



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**Case Number:** C14-2016-0063.SH

**Contact:** Wendy Rhoades, 512-974-7719

**Public Hearing:** August 23, 2016, Planning Commission  
 September 22, 2016, City Council

Margaret Dunn

Your Name (please print)

4409 S 3rd St Austin TX 78744

Your address(es) affected by this application

Margaret Dunn 8-17-16

Signature

Date

Daytime Telephone: 512-577-6495

Comments: I am very opposed to the proposed rezoning from SF-3 to SF-6. There are no other properties in this neighborhood of single-family homes with the proposed zoning. The zoning change is completely incompatible with nearby homes and to approve it would be zoning. Please see the zoning petition filed by property owners w/ this 200 foot of the rezoning proposal with twenty five signatures and consider this their appeal to the rezoning.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767 0010

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Case Number: C14-2016-0063.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: August 23, 2016, Planning Commission  
September 22, 2016, City Council

Martyn Halseth  
Your Name (please print)

4410 S. 3rd St. Austin, TX  
Your address(es) affected by this application

78745

M Halseth 8/17/16  
Signature Date

Daytime Telephone: 512-784-8237

Comments: This project is not compatible in any way with the adjacent property, all but out of which are SFR. Project calls for 10 lots per acre; adjacent lots average ~~close to~~ 1/4 acre, less than 4/acre. This density is not acceptable. The traffic generated by the addition of this project will make an already dangerous situation worse.

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Zoning Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810



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Case Number: C14-2016-0063.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: August 23, 2016, Planning Commission  
September 22, 2016, City Council

Tracey Lambert  
Your Name (please print)

902 head, Austin, 78745

Your address(es) affected by this application

Wendy Lambert 8/18/16  
Signature Date

Daytime Telephone: 512-203-7245

Comments: That lot is too small  
to put a multi-residential  
complexion. Also the traffic  
is this area is horrendous.  
There have been no improvements  
on widening of this road.  
We hope the planning dept.  
takes the voice of residents living  
around there seriously. Money  
should not be the object.

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Zoning Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

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 Contact: Wendy Rhoades, 512-974-7719  
 Public Hearing: August 23, 2016, Planning Commission  
 September 22, 2016, City Council

David P. COCK  
 Your Name (please print)

902 Redd St Austin 78745

Your address(es) affected by this application

*DP Lee*  
 Signature

8/18/16  
 Date

Daytime Telephone: 512-358-1385

Comments: The traffic is absolutely terrible on Vinson going to St Elmo. Multi-residence buildings would increase it even more.

If you use this form to comment, it may be returned to:

City of Austin  
 Planning & Zoning Department  
 Wendy Rhoades  
 P. O. Box 1088  
 Austin TX 78767-8810

## Rhoades, Wendy

---

**From:** Kate Mason-Murphy <~~katemasonmurphy@me.com~~>  
**Sent:** Tuesday, November 15, 2016 1:24 PM  
**To:** Missy Bledsoe; ~~lucass68@gmail.com~~; ~~lucass68@gmail.com~~; ~~lucass68@gmail.com~~; toneality@gmail.com  
**Cc:** Alejandro Delgado; Christopher Scollard; David Foster; Emily Howard; Greg Trippe; Jaki Frost; Joan Owens; Joe Clark; Larry Murphy; Louise Liller; Lupe Sosa; Michael Cosper; Michael Lazarus; Missy Bledsoe; Natalie Yates; Navvab Taylor; Peggy Dunn; Ray Collins; Sara Dunn; Tara Connolly; Tom Donovan; Lynn Williamson; Gibbs, Carol; Rhoades, Wendy; Kate Mason-Murphy  
**Subject:** Please add SACNP\_Final to tonight's meeting and Fwd: Proposed Development FLAT OUT IGNORES Imagine Austin, VisionZero and Adopted SACNP

Linda and Tony~

I am attaching the South Austin Combined Neighborhood Plan that many, if not most, of us worked on for almost 2 years. I would like to draw attention to the fact that the much of what the proposed Vinson Development includes is COMPLETELY opposite of what we, as a community, agreed to. I will be referencing this 185 pg document (link below) this evening and I hope that the concerned citizens who are participating in this process will familiarize themselves with it as well. Please note that I have reached out to City Staff to inform and request assistance in ensuring that our community's adopted vision is protected from predatorial development practices.

Thanks ~

Kate Mason-Murphy  
512-351-5576

[ftp://ftp.ci.austin.tx.us/npzd/Austingo/SACNP\\_FINAL.pdf](ftp://ftp.ci.austin.tx.us/npzd/Austingo/SACNP_FINAL.pdf)

Begin forwarded message:

**From:** "Valenti, Margaret" <[Margaret.Valenti@austintexas.gov](mailto:Margaret.Valenti@austintexas.gov)>  
**Subject:** RE: Proposed Development FLAT OUT IGNORES Imagine Austin, VisionZero and Adopted SACNP  
**Date:** November 15, 2016 12:01:50 PM CST  
**To:** Kate Mason-Murphy <~~katemasonmurphy@me.com~~>, "Holt, Alan" <[Alan.Holt@austintexas.gov](mailto:Alan.Holt@austintexas.gov)>, "Reilly, Francis" <[Francis.Reilly@austintexas.gov](mailto:Francis.Reilly@austintexas.gov)>, "Mulholland, Katie" <[Katie.Mulholland@austintexas.gov](mailto:Katie.Mulholland@austintexas.gov)>  
**Cc:** Tara Connolly <~~connollytara@gmail.com~~>, Peggy Dunn <~~PeggyDunn3@aol.com~~>, "dacos68@gmail.com" <~~dacos68@gmail.com~~>, Dawn Leach <~~missybledsoe@gmail.com~~>, Ray Collins <~~craycollins@gmail.com~~>, Tom Donovan <~~tomwdonovan@yahoo.com~~>, "Nicely, Katherine" <[Katherine.Nicely@austintexas.gov](mailto:Katherine.Nicely@austintexas.gov)>, "Richardson, Ashley" <[Ashley.Richardson@austintexas.gov](mailto:Ashley.Richardson@austintexas.gov)>, "Craig, Ken" <[Ken.Craig@austintexas.gov](mailto:Ken.Craig@austintexas.gov)>, Larry Murphy <~~larrymurphy@me.com~~>, R M <~~richardmancos@yahoo.com~~>, "Ryan, Janae" <[Janae.Ryan@austintexas.gov](mailto:Janae.Ryan@austintexas.gov)>,

"Crager, Chad" <[Chad.Crager@austintexas.gov](mailto:Chad.Crager@austintexas.gov)>, "~~Miller@bikeaustin.org~~"  
<~~Miller@bikeaustin.org~~>, "~~Mercedes@bikeaustin.org~~" <~~Mercedes@bikeaustin.org~~>,  
"Chincanchan, David" <[David.Chincanchan@austintexas.gov](mailto:David.Chincanchan@austintexas.gov)>, "Garza, Delia"  
<[Delia.Garza@austintexas.gov](mailto:Delia.Garza@austintexas.gov)>, "Renteria, Sabino" <[Sabino.Renteria@austintexas.gov](mailto:Sabino.Renteria@austintexas.gov)>,  
"Kitchen, Ann" <[Ann.Kitchen@austintexas.gov](mailto:Ann.Kitchen@austintexas.gov)>, "Adler, Steve"  
<[Steve.Adler@austintexas.gov](mailto:Steve.Adler@austintexas.gov)>

Hello Kate,

Thank you for your email. I will give you a call this afternoon to discuss.

Thanks  
Margaret

Margaret Valenti, MPA  
Senior Neighborhood Planner  
Contact Team and Education Coordinator  
Austin Community Tree Program Manager  
(512) 974-2648

[Margaret.valenti@austintexas.gov](mailto:Margaret.valenti@austintexas.gov)

*Please note: Email correspondence to and from the City may be disclosed to another party as required by the Public Information Act.*

**From:** Kate Mason-Murphy [mailto:~~kate.mason-murphy@cityofaustin.org~~]  
**Sent:** Tuesday, November 15, 2016 9:56 AM  
**To:** Holt, Alan; Reilly, Francis; Mulholland, Katie; Valenti, Margaret  
**Cc:** Tara Connolly; Peggy Dunn; ~~dawn68@gmail.com~~; Dawn Leach; Ray Collins; Tom Donovan; Nicely, Katherine;  
Richardson, Ashley; Craig, Ken; Larry Murphy; R M; Ryan, Janae; Crager,  
Chad; ~~Miller@bikeaustin.org~~; ~~Mercedes@bikeaustin.org~~; Chincanchan, David; Garza, Delia; Renteria, Sabino; Kitchen,  
Ann; Adler, Steve  
**Subject:** Proposed Development FLAT OUT IGNORES Imagine Austin, VisionZero and Adopted SACNP

Good morning SACNP Facilitators and City Leaders~

Our Community/Contact team is fighting AGAINST a proposed re-zoning and private development in our South Manchaca zone and we REALLY need your help!

My husband and I were re-reading the SACNP\_final document last night and we see some horrible inconsistencies with what we, as SACNP team adopted and what is really happening. I have forwarded the latest documentation for the case. One of our team members started this blog, <https://southwoodresident.wordpress.com/>, and has attempted to funnel all of the pieces there.

Is there ANYONE who can attend tonight's 7pm meeting at the Manchaca Library as a resource and ally for us? We feel we are being completely railroaded by this developer and his project, and frankly, by the City of Austin. If this development goes forward, we will never be able to get back the properties along the beginning/end of the Bergstrom spur. It is a Tier 1 Urban Trail or the Urban Trails Master Plan. This is one of the most DANGEROUS parts of our zone with regard to

auto traffic (Emerald Forest/Vinson/St Elmo/James Casey), especially as it related to pedestrians and cyclists. It sits on Bike Route 31, not to mention it is adjacent to our Hospital zone and St. Elmo Elementary. When commuting our children to school by bike, along our only "Safe Route to School", we deal with driver aggression on a daily basis. It has become untenable to ride a bike in our zone. There are no sidewalks or facilities for pedestrians at all on Vinson Rd. Furthermore, this proposed "Affordable Housing" development sits directly uphill of 15 truly affordable homes that are being demolished for "Flood Mitigation" as we speak. It is completely irresponsible for all of the City Departments involved to approve and permit this development to occur. Period.

Taken straight from the SACNP-final doc...here is a list of what the proposed Villas at Vinson Oak is NOT.

It does not Maintain or enhance the neighborhood character.

It is not Pedestrian scaled.

It is not Safe.

It does not Provide facilities or services to meet everyday people's wants or needs.

It does not Ensure new development or redevelopment is a good neighbor.

It is not Livable, natural and sustainable, creative, mobile and interconnected, nor does it value and respect its people.

It does not Concentrate new development in walkable, bikeable, and transit-accessible activity centers and corridors.

It does not Encourage walking, bicycling, and transit use through design and education.

**It does not Maintain the residential character of the Residential Core, ensure that future development or redevelopment is appropriate to the district.**

**It does not Create walkable, people-friendly destinations in Neighborhood Node, Mixed-Use Activity Hub, and Activity Center districts.**

It does not Improve access to and amenities in area parks.

It does not Protect, enhance, and expand the neighborhood's green infrastructure.

It absolutely does not Increase the overall health of the SACNPA.

It absolutely does not Improve the community's safety and upkeep.

It absolutely does not Increase creativity and collaboration in the SACNPA to promote a sense of community and a unique sense of place.

I am only on page 14 of 185 pages. I think you get the point. This is NOT what we agreed to. This is unacceptable. We need the City's help to stop this private development on a critical piece of undeveloped land so we, as a city and as a zone, can Move Forward.

We look forward to your urgent support and involvement on this multi-faceted issue.

Thanks and best~

Kate Mason-Murphy

512-351-5576

~~kate.masonmurphy@me.com~~



Begin forwarded message:

**From:** South Manchaca Contact Team <[southmanchacacounterteam@gmail.com](mailto:southmanchacacounterteam@gmail.com)>  
**Subject:** Fwd: List of Concerns : C14-2016-0063.SH - Villas at Vinson Oak Rezone  
**Date:** November 14, 2016 4:19:14 PM CST  
**To:** Alejandro Delgado <[Alejandrodelgado@gmail.com](mailto:Alejandrodelgado@gmail.com)>, Christopher Scollard <[cjscollard@gmail.com](mailto:cjscollard@gmail.com)>, David Foster <[davidkf1971.foster@gmail.com](mailto:davidkf1971.foster@gmail.com)>, Emily Howard <[EHoward711@gmail.com](mailto:EHoward711@gmail.com)>, Greg Trippe <[gregntrippe@yahoo.com](mailto:gregntrippe@yahoo.com)>, Jaki Frost <[jaki\\_frost@yahoo.com](mailto:jaki_frost@yahoo.com)>, Joan Owens <[joanowens.hn@sbcglobal.net](mailto:joanowens.hn@sbcglobal.net)>, Joe Clark <[joeben@yahoo.com](mailto:joeben@yahoo.com)>, Kate Mason-Murphy <[katemasonmurphy@me.com](mailto:katemasonmurphy@me.com)>, Larry Murphy <[lhubmurf@me.com](mailto:lhubmurf@me.com)>, Louise Liller <[liller@yahoo.com](mailto:liller@yahoo.com)>, Lupe Sosa <[lupe-sosa4114@gmail.com](mailto:lupe-sosa4114@gmail.com)>, Michael Cosper <[DaCos68@yahoo.com](mailto:DaCos68@yahoo.com)>, Michael Lazarus <[michaellazarusrealestate@gmail.com](mailto:michaellazarusrealestate@gmail.com)>, Missy Bledsoe <[missy\\_bledsoe@gmail.com](mailto:missy_bledsoe@gmail.com)>, Natalie Yates <[blondania@hotmail.com](mailto:blondania@hotmail.com)>, Navvab Taylor <[navvab@hotmail.com](mailto:navvab@hotmail.com)>, Peggy Dunn <[Peggydunn3@aol.com](mailto:Peggydunn3@aol.com)>, Ray Collins <[raycollins@gmail.com](mailto:raycollins@gmail.com)>, Sara Dunn <[saradunnbarkai@gmail.com](mailto:saradunnbarkai@gmail.com)>, Tara Connolly <[Southwoodresident@gmail.com](mailto:Southwoodresident@gmail.com)>, Tom Donovan <[tomwdonovan@yahoo.com](mailto:tomwdonovan@yahoo.com)>

----- Forwarded message -----

**From:** Guerrero <[hguerrero8@gmail.com](mailto:hguerrero8@gmail.com)>  
**Date:** Mon, Nov 14, 2016 at 3:33 PM  
**Subject:** List of Concerns : C14-2016-0063.SH - Villas at Vinson Oak Rezone  
**To:** [Ashley.Richardson@austintexas.gov](mailto:Ashley.Richardson@austintexas.gov), [Ken.Craig@austintexas.gov](mailto:Ken.Craig@austintexas.gov), [Katherine.Nicely@austintexas.gov](mailto:Katherine.Nicely@austintexas.gov), "Rhoades, Wendy" <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>  
**Cc:** South Manchaca Contact Team <[southmanchacacounterteam@gmail.com](mailto:southmanchacacounterteam@gmail.com)>, Carol Gibbs <[Carol.Gibbs@austintexas.gov](mailto:Carol.Gibbs@austintexas.gov)>, Antonio Giustino <[tonealing@gmail.com](mailto:tonealing@gmail.com)>

Hola All,

I'm sharing the list of concerns that were generated at the Community Out Reach meeting on Nov.1,2016 for C14-2016-0063.SH - Villas at Vinson Oak Rezone.

I transcribed each sheet that I gathered and recorded the written concerns per sheet onto the word doc. A few sheets had a paragraph of comments, while others listed their concerns numerically on the sheet of paper. One paper asked for a phone call, but I did not find a number on the page. We will address the concern at the meeting tomorrow. Thank you for attending the CommunityOutReach meeting at the Manchaca Library. Please contact me if you have any questions.

Respectfully,



Linda Guerrero  
[512.970.2035](tel:512.970.2035)

Kate Mason-Murphy  
512-351-5576

[katemasonmurphy@mc.com](mailto:katemasonmurphy@mc.com)

Outside Sales - Longhorn Solar  
Lead Gardener - Emerald Wood Community Garden and Joslin Elementary  
Community Organizer - Connect Garrison and Y2MFSP (Y@ Oak Hill to McKinney Falls State Park)  
Outdoor Learning Adventures Teacher - KinderCare

Kate Mason-Murphy  
512-351-5576

[katemasonmurphy@mc.com](mailto:katemasonmurphy@mc.com)

Outside Sales - Longhorn Solar  
Lead Gardener - Emerald Wood Community Garden and Joslin Elementary  
Community Organizer - Connect Garrison and Y2MFSP (Y@ Oak Hill to McKinney Falls State Park)  
Outdoor Learning Adventures Teacher - KinderCare

## **South Manchaca Contact Team meeting**

**Where:** Manchaca branch of Austin Public Library

**When:** 7pm-8:45pm, Tuesday November 1<sup>st</sup>

**Topic:** discussion of C14-2016-0063.SH, Villas at Vinson Oak, 4511/4507 Vinson Drive and issues related to South Austin Combined Neighborhood Plan

### **Invited Attendees:**

- Ken Craig - Policy Advisor for CM Kitchen (District 5)
- Carol Gibbs - CoA Neighborhood Assistance Center
- Tony Giustino - Notigius, LLC (developer/applicant)
- Linda Guerrero - community liason representing the developer
- ~~Ann Kitchen - City Council Member representing District 5\*~~
- ~~Rose Marie Klee, PE - hydraulics engineer; past member of Flood Mitigation Task Force~~
- Wendy Rhoades - CoA Planning & Zoning department
- Ashley Richardson - Policy Advisor for CM Renteria (District 3)
- ~~CoA transportation and environmental engineers, to be confirmed\*~~

\*tentative, pending schedule clearance

### **Proposed Agenda:**

- Introductions (10 min)
- Identification of neighborhood concerns (20 min)
- Presentation of development options for SF-3 and SF-6 zoning, discussion/Q&A (30 min)
- Roundtable discussion with invited attendees on neighborhood concerns (possible solutions, action items, next steps, follow through) (30 min)
- Wrap-up and set date for next meeting (5 min)

*developer*

## **South Manchaca Contact Team meeting**

**Where:** Manchaca branch of Austin Public Library

**When:** 7pm-8:45pm, Tuesday November 15<sup>th</sup>

**Topic:** discussion of C14-2016-0063.SH, Villas at Vinson Oak, 4511/4507 Vinson Drive and issues related to South Austin Combined Neighborhood Plan

### **Invited Attendees:**

- Carol Gibbs - CoA Neighborhood Assistance Center
- Tony Giustino - Notigius, LLC (developer/applicant)
- Linda Guerrero - community liason representing the developer
- Wendy Rhoades - CoA Planning & Zoning department

### **Proposed meeting breakdown:**

- ✓ • Follow up from developer and his representative, after hearing neighborhood concerns (30 min)
- Discussion among Contact Team members re: site development permit options for SF-3 and SF-6 zoning (30 min)
- Contact Team statement to Planning Commission (20 minutes)
- Strategize how to get the ball rolling re: improvements to Vinson Rd (stop signs, traffic speed, bicycle and pedestrian safety) (20 minutes)



**Bicycle Advisory Council (BAC)  
Meeting Agenda  
November 15, 2016 – 6:00 p.m.  
301 W. 2<sup>nd</sup> Street City Hall, Room 1027**

**Call to Order**

- 1. Introductions (6:00-6:05)**
- 2. Citizen Communication (6:05-6:15)**

*The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.*

- 3. Review and Approval of October Meeting Minutes (6:15-6:20)**

**4. Items from BAC**

- A. Amendment of BAC Bylaws - Discussion and Possible Action (6:20-6:25)**
- B. Bike Lane Maintenance - Discussion and Possible Action (6:20-7:00)**
- C. Vinson Drive - Discussion and Possible Action (7:00-7:40)**

**5. Future Items (7:40-7:55)**

*This is a running list of potential future agenda items that have been proposed by BAC members and/or staff which may be placed on a future BAC agenda. These items will not be discussed by the BAC as part of this current agenda.*

- A. Fiscal Year (FY) 2016 Active Transportation Division projects and accomplishments**
- B. Design and placement of bike racks**
- C. Bicycle access at drive through facilities**

**6. Announcements/Adjourn (7:55-8:00)**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 48 hours before the meeting date. Please call Emily Smith at 512-974-2358 or email: [Emily.Smith@austintexas.gov](mailto:Emily.Smith@austintexas.gov) for additional information, TTY users route through Relay Texas at 711.

## **Applicant's** Brief Development Timeline of the Villas at Vinson Oak

### **2015**

Two tracks just under 1 acre each were acquired in 2015 (address approx. 4507 and 4511 Vinson Drive). Vision was to build a SF pocket neighborhood.

### **2016**

#### 21 January

Attended first SNA meeting. Goal was to introduce the project and gather notes on thoughts, concerns, etc. Major concerns included: flooding, traffic, and affordability; other minor concerns

#### February

- Met with SMART folks at the city's department of Neighborhood Housing and Community Development; we decided to participate.
- They recommended we choose zoning that would not require variances. We considered architect's original suggestion of MF-2, while likely more than necessary, was the conservative route.
- Layouts updated to reflect SMART plan

#### 10 March

Attended March SNA meeting to share updates.

- We brought the Perales engineering team as a response to flooding concerns.
- City hydrologist happened to be present at meeting.
- Anne Kitchen and assistant happened to be present at meeting.
- Felt comfortable with the outreach and response; decided to submit site plan

#### March – July

Site plan development:

- Engineering work on site plan
- Realized it would trigger a neighborhood plan amendment
- Various layouts and SMART mixes contemplated
- Initial submittals (re-plat, site plan, re-zone, NPA) into city during this time; city scheduled a public hearing

#### 25 July

Public hearing at Pleasant Hill Public Library organized by city staff. New main concern appeared to be entitlements with MF-2 should site plan be abandoned.

## August

- Discussions with staff to address this issue
- Considered restrictive covenants/title restrictions
- Realized that staff's recommendation to lower to SF-6 would not only make staff agreeable, but would also alleviate neighbors' concerns regarding density and set-backs as single family restrictions would come into play as well as additional compatibility requirements. (Additional benefit was that no amendment to the Neighborhood Plan would be needed.)
- We amended zoning request to reflect SF-6 and re-tweaked the layout. With everyone seemingly onboard, city staff scheduled a Planning Commission (PC) hearing for 23 August.
- Days before meeting we were notified that there was a valid petition against the project.
- 23 August: decided to request postponement at PC for 13 Sept to address concerns.

## **September**

- Attempted unsuccessfully to reach out to neighbors
- Brought Linda Guerrero on to help with community outreach.
- Delays and lack of traction in outreach forced us to request another PC postponement to 25 October
- Began working on SF-3 subdivision; updating SF-6 site plan to reduce density to equal SF-3 plan

## **October**

- Neighborhood contact team organized
- Some traction in outreach
- Updated site plan (SF-6) and new subdivision plan (SF-3) submitted to city
- We accepted request from neighborhood to postpone PC to ~~8~~ December



### List of Concerns:

1. Unsafe ,high speed traffic on Vinson currently. Adding multiple families and their cars to this area is irresponsible.
2. This is Bike Route 31.....one of the most heavily used N-S routes in the city. bad location for dense development
3. Flooding Concerns. This proposed development sits on top of the current Williamson Creek buyouts. ...Irresponsible as we are moving families out.
4. Re route on S.3<sup>rd</sup> (the only safe route to school) irresponsible.
5. The design of his properties does not fit with neighborhood character.
6. Bergstrom Spur should not be developed by any private development.

1. Sell to the City. Don't Dallas our Austin. YUCK!

1. Traffic concerns-observe from 7: 15-8:15 AM
2. Traffic backed up and cutting through neighborhood in AM via Philco/Orland etc.
3. Dangerous railroad crossing and up. Bergstrom Row issues. Loss of Row . Rail a trial to Bergstrom.
4. James Casey/Ben White with bad exit ramp/Hospital zone/W. St. Elmo/St. Elmo Elementary Scholl –student just hit here existing bus this year.
5. Bike Route 31!!!City's main N/S Bike Route
6. Developing more at the top of the watershed Williamson Creek Flood Zone buyout.
7. No sidewalk in hood. while buying out /destroying other residential family homes. Flood Plain.

- 1.Road improvements/widening/connectivity to the rest of the hood: this needs to be dealt with at this time, as things only get worse. This means sidewalks, bike lane, and shoulder.
2. Character matching the neighborhood (including density).
3. Erosion control along the back fence.
4. Flood Control

- 1.Traffic –as it is North traffic turns on Philco and goes up S. 3<sup>rd</sup> – Safety for the residents.
2. Property values: pushing people out of their homes because they can't afford taxes.
- 3.Spot Zoning-change could set a precedence for the rest of neighborhood. Residence for families pushed out for multi-family.
- 4.construction/ traffic

This property should not be rezoned to SF6 as there are already issues due to an aging infrastructure and being within blocks of a 100 year floodplain, An increase to the allowed impervious cover and stress of additional dense development is unacceptable.

The proposed rezoning of this property will set a dangerous precedent for our neighborhood and make it unaffordable for current residents, many of who have lived here for decades. It is spot zoning And should not be approved.

1. Traffic conditions on Vinson and safety implications of getting in and out of this constructions and after constructions
2. Very bad place to put density. Density is supposed to be on arterial streets.

1. As of July meeting at Pleasant Hill, neither the city nor the developer is willing to address traffic safety, specifically Vision Zero ATX. Therefore. I will be a no vote on SF6 with the ultimate goal of no development beyond a park /storm detention. Until such time in the future that the city is ready to address Vinson Drive's deficiencies. The developer has been asked to sell the property to the city. What is his response? Any development at this time is irresponsible.
2. Changes in the flood plains due to development uphill at Vinson Oaks. City will be faced with buying more properties. It does not have enough money to buy the the homes presently in the flood plains. Can you phone to me with numbers that extra density allowed for SF6 will be offset by the additional storm water detention requirements?

SF6- Conditions: Community Engagement Meeting 11-15-16

- No accessory dwelling units
  - 12 buildings and 16 units: Density Units
  - Max building on impervious limit 47%
  - Establish buffering between property and old neighborhood
- 
- Sidewalk fee donation to allow community to build along Vinson Drive (fee waived)

Donate and saved from SMART housing to provide sidewalks off property to connect SMART housing to rest of sidewalks on St. Elmo

- 40% impervious cover
  - Restrict access to Vinson Road
  - No Short Term Rentals (Type 2)
  - Limit Height
- 
- Limit IR to 47%
  - No in-ground irrigation system
  - Native landscaping only
  - No turf grass
  - Use City solid waste services /no dumpster
  - No more than 12 buildings and 16 units
- 
- Increase set backs
  - Limit height to 2 story or less
  - Increase lot size requirements
- 
- Erosion control on fence line (SR6 to SF3)
  - Height restrictions (2 stories max)
  - Native landscape No streetlights within a development
  - COA Waster services

- Require fence on property lines
  - No more than 12 buildings with 16 units
  - Max 45% (what's on correct SF6 plan) impervious cover
  - Single entry point from Vinson /No gate
  - Increase minimum lot size: lower building size (for duplex cap)
- 
- Work with Southwood to create initial bylaws, also to exclude units for use as STR's
  - Comments from the developer about what the response would be should his engineers be incorrect and the development does end up affecting the water moves through the area and worsens flooding around people's home
- 
- One access only
  - Prohibit accessory building
  - HOA rules /bylaws align with SWNA
  - Shielding of light reflecting on neighbor



**PERALES ENGINEERING, LLC**  
Land Development and Environmental Consulting

November 15, 2016

**Southwood Neighborhood Association**

Re: Villas at Vinson Oak – 4511 Vinson Dr.  
Site Plan Case Number: SP-2016-0276C.SH  
Austin, Travis County, Texas

Dear Neighbors,

In regards to the neighborhood meeting November 1, 2016, we would like to address the engineering concerns regarding site drainage and the proposed development. The City of Austin has strict rules regarding site drainage and conveyance for both proposed site plans and subdivisions to be located within the City's jurisdiction.

The stormwater detention requirements for both the site plan (SF-6 Zoning Development) and the Subdivision (SF-3 Zoning Development) are the same. Proposed development cannot increase stormwater runoff from the site after development when compared to the existing conditions. This rule ensures that the floodplain downstream of the site remains unchanged.

The concern was raised that the proposed development would cause the City to buy more properties that will be included in a floodplain that will increase in size due to increased development. The inclusion of detention ponds in the design of site plans and subdivisions will ensure that the City does not have to buy more properties at the tax payers expense.

We would like to note that the proposed SF-6 site plan has a total impervious cover of approximately 47%. The maximum impervious cover for an SF-6 site plan is 55%. This plan is intended to be compatible with the surrounding neighborhood with regard to density. The SF-3 subdivision will be allowed 45% impervious cover.

If you have any questions regarding this notification, please feel free to contact our office.

Sincerely,

**PERALES ENGINEERING**

Jerry Perales, P.E.  
President

**Rhoades, Wendy**

---

**From:** Antonio Giustino [\[redacted\]@jag.com](#)  
**Sent:** Monday, August 22, 2016 2:30 PM  
**To:** Rhoades, Wendy  
**Cc:** Jerry Perales, P.E.; William Hodge  
**Subject:** Postponement tomorrow

Hi Wendy,

After we spoke we decided to definitively postpone the hearing tomorrow till 13 Sept. Will pointed out that it very likely the neighbors haven't had a chance to truly understand the SF-3 option and that they should be given the opportunity to do so. He's going to finalize that soon, and I'll set up a time to show them.

I'll reach out to Joan and Margaret as well.

Best,

tony

PS - I'll be there tomorrow regardless as I may get a chance to speak with some of the neighbors.



7 September 2016

Antonio Giustino  
Notigius, LLC – Series Vinson  
2106 Rabb Glen St  
Austin, TX 78704

RE: C14-2016-0063.SH  
Villas at Vinson Oak  
4507 and 4511 Vinson Dr  
Austin, TX 78745

TO: City of Austin Members of the Planning Commission

I respectfully request a second postponement to the Planning Commission hearing due to needing additional time for resolving community concerns regarding my project. If possible, the date of 25 October 2016 would be most helpful for accomplishing the planned outreach.

Among various efforts, I have hired Linda Guerrero as a Community Outreach source to further engage and facilitate meetings with the neighbors. We need time to focus on assessing issues and concerns that need to be addressed before proceeding. This ability to approach the community with additional outreach may foster solutions to existing issues with my project.

I truly appreciate your time and consideration regarding this additional extension.

Respectfully,

A handwritten signature in black ink, appearing to read 'Antonio Giustino', with a stylized, cursive script.

Antonio Giustino  
Villas at Vinson Oak

October 19, 2016

To: Planning Commission, Austin TX  
Attn: Stephen Oliver, Chair  
Copy: Wendy Rhoades, Case Manager, Planning & Zoning Dept.

Regarding: C14-2016-0063.SH, Villas at Vinson Oak rezoning  
4511/4507 Vinson Drive  
Austin, TX 78745

Dear Mr. Oliver and members of the Planning Commission,

Our Contact Team was formed about a month ago, in September 2016. We've been asked by the Southwood Neighborhood Association and South Manchaca Contact Team members to organize a public meeting regarding zoning case C14-2016-0063.SH, Villas at Vinson Oak, located at 4511/4507 Vinson Drive.

On behalf of the South Manchaca Contact Team (South Austin Combined Neighborhood Planning area), **we are requesting a postponement of the hearing for this case before the Planning Commission on October 25<sup>th</sup>, 2016.**

We have organized a public meeting with the Applicant, his Community Engagement Specialist, the residents of the planning area where the property is located, and a few invited guests from City Council and various advisory councils. This meeting is set to take place at **Manchaca Public Library, Tuesday, November 1<sup>st</sup>, 7pm**. It has taken us several weeks to successfully find an available meeting location which is free of charge, coordinates with attendees' schedules, and does not require liability insurance for the Contact Team. As such, we have not been able to hold a public meeting prior to the October 25<sup>th</sup> hearing date.

We have also reserved meeting time at **Manchaca Public Library on Tuesday, November 15<sup>th</sup>, 7pm**, for a second meeting with the developer, as we think we may need two meetings to fully discuss this case. As such, **we are requesting postponement of the hearing until the subsequent Planning Commission meeting on December 13<sup>th</sup>.**

Should there be any questions, you may reach us at [southmanchacacontactteam@gmail.com](mailto:southmanchacacontactteam@gmail.com).

Regards,  
South Manchaca Contact Team Officers, on behalf of the South Manchaca Contact Team

Missy Bledsoe, Chair  
Michael Cosper, Vice-Chair  
Jaki Frost, Membership Secretary  
Navvab Taylor, Secretary

## Rhoades, Wendy

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**From:** South Manchaca Contact Team <[REDACTED]>  
**Sent:** Wednesday, December 07, 2016 8:57 PM  
**To:** Oliver, Stephen - BC; Shieh, James - BC; Kazi, Fayez - BC; Mathias, Jayme - BC; McGraw, Karen - BC; Nuckols, Tom - BC; PineyroDeHoyos, Angela - BC; Seeger, Patricia - BC; Thompson, Jeffrey - BC; Vela, Jose - BC; White, Trinity - BC; Wilson, Michael - BC; Zaragoza, Nuria - BC  
**Cc:** Rhoades, Wendy; South Manchaca Contact Team  
**Subject:** Letter against rezoning of 4511/4507 Vinson Drive, C14-2016-0063.SH, Villas at Vinson Oak  
**Attachments:** South Manchaca Contact Team-request to PC to uphold valid petition-16\_1207.pdf

Dear members of the Planning Commission,

Please see the attached letter regarding the official position taken by the South Manchaca Neighborhood Plan Contact Team regarding zoning case **C14-2016-0063.SH, Villas at Vinson Oak, 4511/4507 Vinson Drive**. This case is currently scheduled for hearing before the Planning Commission on Tuesday, December 13, 2016.

In brief, we ask you to uphold the Valid Petition that was submitted against this zoning case, and not allow rezoning of the property from SF-3 to SF-6. Please refer to the letter for further details.

Regards,  
Navvab Taylor  
secretary, South Manchaca Contact Team  
[REDACTED]

December 7, 2016

To: Planning Commission, Austin TX

Attn: Stephen Oliver, Chair

Copy: Wendy Rhoades, Case Manager, Planning & Zoning Dept.

Regarding: C14-2016-0063.SH, Villas at Vinson Oak rezoning  
4511/4507 Vinson Drive  
Austin, TX 78745

Dear Mr. Oliver and members of the Planning Commission,

The South Manchaca Contact Team previously asked for a postponement of the October 25<sup>th</sup> 2016 hearing for zoning case C14-2016-0063.SH, Villas at Vinson Oak, located at 4507/4511 Vinson Drive.

The South Manchaca Contact Team met on November 1<sup>st</sup> and November 15<sup>th</sup> at the Manchaca Public Library with the Applicant, his Community Engagement Specialist, interested residents of the Planning Area where the property is located, and a few invited guests from City Council and City staff departments.

At the November 15<sup>th</sup> meeting, the Contact Team voted to support and uphold the Valid Petition that was submitted against this re-zoning case (14 votes in support of the valid petition, 0 votes against, and 4 abstentions). The Valid Petition is against any re-zoning that would change the property to other than SF-3 zoning. By supporting the Valid Petition, the voting membership of the Contact Team hopes to avoid the precedent of spot zoning in the neighborhood. Further, it is felt that this rezoning request is incompatible with the vision outlined in the South Austin Combined Neighborhood Plan for safe, walkable, bikeable, accessible, and responsible development.

We respectfully ask that you vote against this re-zoning and let the property remain as SF-3.

Regards,

South Manchaca Contact Team Officers, on behalf of the South Manchaca Contact Team

Missy Bledsoe, Chair

Michael Cosper, Vice-Chair

Jaki Frost, Membership Secretary

Navvab Taylor, Secretary

## Rhoades, Wendy

---

**From:** South Manchaca Contact Team <[REDACTED]>  
**Sent:** Monday, December 19, 2016 9:37 PM  
**To:** Adler, Steve; Tovo, Kathie; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Gallo, Sheri; jimmy@jimmyflannigan.com; info@alisonalter.com  
**Cc:** Rhoades, Wendy; Linda Guerrero; [REDACTED]  
**Subject:** South Manchaca Contact Team letter re: zoning change proposed for property at 4507/4511 Vinson Rd (C14-2016-0063.SH)  
**Attachments:** Austin Monitor article re Vinson rezoning.pdf; South Manchaca Contact Team-C14-2016-0063.SH rezoning - letter regarding conditions.pdf

Dear Mayor and Council Members,

Attached you will find a letter from the South Manchaca Contact Team regarding the zoning case mentioned above. This case was heard last week by the Planning Commission, and they voted to uphold staff's recommendation to upzone the property from SF-3 to SF-6. This was done despite the vote of the Contact Team and the Valid Petition (of 54%) against this rezoning. We urge you to support the Contact Team's decision and the Valid Petition when hearing this case in 2017.

Also attached for your review is the Austin Monitor article about this case at last week's hearing.

Sincerely,  
South Manchaca Contact Team

December 19, 2016

To: Austin City Council

Mayor Steve Adler, CM Ora Houston, CM Delia Garza, CM Sabino Renteria, CM Gregorio Casar, CM Ann Kitchen, CM Don Zimmerman, CM Leslie Pool, CM Ellen Troxclair, CM Kathy Tovo, CM Sheri Gallo, CM-elect Allison Alter, CM-elect Jimmy Flannigan

Copy: Wendy Rhoades, Case Manager, Planning & Zoning Dept.

Antonio Giustino, Applicant

Linda Guerrero, Applicant's community engagement consultant

Regarding: C14-2016-0063.SH, Villas at Vinson Oak rezoning

4511/4507 Vinson Drive

Austin, TX 78745

Dear Mayor and City Council Members,

The zoning case C14-2016-0063.SH, Villas at Vinson Oak, located at 4507/4511 Vinson Drive will be on your meeting agenda in January 2017. This is a rezoning case in which the applicant requested rezoning from SF-3 to SF-6. City staff in the Planning & Zoning department recommend the rezoning, and the Planning Commission approved the rezoning to SF-6 with conditional overlays at the December 13<sup>th</sup> hearing.

However, after two meetings with the Applicant, the South Manchaca Contact Team voted at its November 15<sup>th</sup> meeting to support and uphold the Valid Petition that was submitted against this rezoning case. The Valid Petition (of 54%) is against any rezoning other than the current SF-3 zoning. The Contact Team wishes to set the record straight that the "agreeable conditions" presented by the Applicant to the Planning Commission were not approved by the Contact Team. The Contact Team did not offer any conditions as it voted to uphold the Valid Petition. The Applicant misrepresented to the Planning Commission and to City staff that there were any officially agreed upon conditions.

The link below is to the video of this case at the Planning Commission. The mention of agreeable conditions begins just after the 22-minute mark and picks up again at just before the 73-minute mark: <http://austintx.swagit.com/play/12132016-1593/5/>

The Contact Team supports the Valid Petition to avoid setting the precedent of spot zoning in the neighborhood. Further, this rezoning request is incompatible with the vision outlined in the South Austin Combined Neighborhood Plan for safe, walkable, bikeable, accessible, and responsible development.

We respectfully ask that you vote against this rezoning and join us in support of the Valid Petition, and let the property remain zoned as SF-3.

Regards,

South Manchaca Contact Team Officers, on behalf of the South Manchaca Contact Team

Missy Bledsoe, Chair

Michael Cosper, Vice-Chair

Jaki Frost, Membership Secretary

Navvab Taylor, Secretary





Monday, December 19, 2016 by Joseph Catherine (<http://www.austinmonitor.com/stories/author/joseph-catherine/>)

 ZONING ([HTTP://WWW.AUSTINMONITOR.COM/STORIES/CATEGORY/DEVELOPMENT/ZONING/](http://www.austinmonitor.com/stories/category/development/zoning/))

## Planning Commission approves South Austin rezoning despite traffic, flooding concerns

Despite opposition from neighbors, the Planning Commission last week voted to support the rezoning of a South Austin property to allow condominiums and townhouses.

At its Dec. 13 meeting, the commission unanimously approved the rezoning of 4507 and 4511 Vinson Drive from Family Residence (SF-3) to Townhouse & Condominium (SF-6) in the South Manchaca Neighborhood Planning Area, against the wishes of nearly 55 percent of residents who are considered to be adjacent to the properties, according to a valid petition submitted in August.

"I recognize that the neighborhood plan was just completed in 2014," said Commissioner Karen McGraw. "So I can understand that all of (the residents) went through a lot of hard work. But what we're dealing with is a city where every little spot is going to get built on." In fact, the South Austin Combined Neighborhood Plan was the first adopted since the approval of the Imagine Austin comprehensive plan.

Christopher Scollard, a member of the Southwood Neighborhood Association who presented at the meeting, said that the rezoning would dramatically increase traffic on Vinson Drive, which is in desperate need of repair.

"While it may not be the responsibility of the developer to improve Austin's infrastructure, I believe it is incumbent on our officials to vote in a way that does not exacerbate an already treacherous situation," he said.

Tony Giustino, the property owner, disputed the claim that traffic would necessarily worsen.

"My intention is to build a good neighborhood," he said. "I think that adding some density may actually slow traffic, because then there's something there, not just an empty field."

Commission Chair Stephen Oliver also questioned whether rezoning would make any difference to traffic if the owner was planning to redevelop the property either way.

"If 16 units can be built on this property under SF-3 or SF-6, the same number of cars would be leaving from this connecting point on Vinson," he said.

Ray Collins, a member of the South Manchaca Contact Team, said that while on paper the same number of units could be built under either designation, he did not believe that city staff would approve as many units for a development under SF-3 zoning.

Furthermore, Collins said that he and some of the other residents had been advocating for the city to buy the land.

"Our goal is to have the city hold the property until Austin's long-term plans for the unused railroad spur right-of-way (to the west of the property) come to fruition," he said.

"I feel for the neighborhood," said Commissioner Fayez Kazi, who made the motion to approve the rezoning. "I'd rather see the city buy the land, but between the two options in front of me, ... I stand behind my motion."

Resident Kate Mason-Murphy raised another issue, expressing concern about how the development would affect flooding downstream of Williamson Creek and in the surrounding area.

"We are four blocks down from (the property)," she said. "There is nothing they can do in taking (the property) from zero percent impervious cover to 50 percent impervious cover that's not going to kill me and my community."

McGraw expressed sympathy with that concern. "In my neighborhood, we had the exact same situation," she said. "Upstream from where the flooding is, the state decided to sell some land. The city decided it didn't want to buy it and do flood mitigation; they wanted housing. We got over 100 units."

Commissioner James Schissler seconded Kazi's motion, and it passed 11-0. Commissioners Angela Pineyro De Hoyos and Tom Nuckols were absent.

*This story has been corrected to reflect the correct name of resident Kate Mason-Murphy.*

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